

No. 2048-C

Distinctive Southern Homes..

from **HOLLAND'S** the
Magazine of the South

The Southerner

(Illustrated on Front Cover)

★ PROUDLY we present this two-story house designed to provide the maximum amount of floor space for everyday family use, and for entertaining and occasional overnight guests. There is also a basement which is divided into a good-size coal storage room, a room for the house heater, and a third room for doing the laundry work and other odd jobs. The smaller closet may be used for canned goods, household furniture or cold storage room. There is both an outside and an inside stairway to the basement.

The first floor is exceptionally well arranged—there is a front terrace which is partly covered by the roof. The living room with its 15-foot width and 25-foot length is large and well suited to an interesting arrangement of furniture. The main design feature of the living room is the stairway. It is a graceful winding stair that has a beautiful Colonial rail, balusters and a newel post. On either end of this room passages lead to the dining room next to the front entrance, and to the den on the other end.

The dining room's main feature from the design angle is the bay window. From the efficiency angle it has windows on three walls, and the two doors on the fourth wall, giving the greatest possible amount of light and good circulation of air, and quick access to the kitchen or into the living room. There is also sufficient wall space for the placement of furniture.

Since the housewife spends so much time in the kitchen, we have worked out an exceptionally nice arrangement for the sink, cabinet, refrigerator and range.

The one bedroom on this first floor is above average in size, and is fortunate in having a dressing space with a built-in vanity. The bath on this floor is centrally located for convenience to all rooms.

On the second floor we have provided two large bedrooms, a dressing space and a small sewing room. There is one bathroom and plenty of closet space and access to the attic for storage space.

The entire house is heated by the central heating unit in the basement, which is specified for size and heating capacity. Air ducts, registers and grilles are all indicated and the whole system planned to work effectively under any type weather conditions. The owner may select any make heating unit he prefers.

SPECIFICATIONS

FOUNDATION: To be reinforced concrete, beam-and-pier type; basement has concrete floor and walls

WALLS: Brick veneer on frame construction; face brick selected by owner

PORCHES: Concrete slab floor, cement finish

INSULATION: Over ceiling joists

ROOF: Stained wood shingles

FLOORS: Kitchen, linoleum; bathroom floor and wainscot, tile. Balance of house, oak

CABINETS, MANTEL, ETC.,
To be mill made, streamlined

WINDOWS: Of stock-size wood, weather-stripped and toxic treated

PLUMBING FIXTURES: To be cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and texture

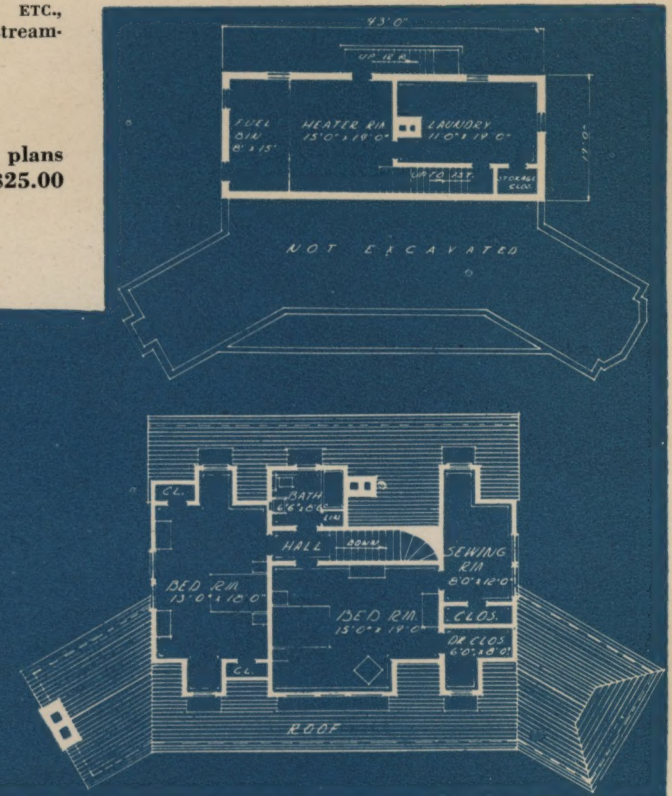
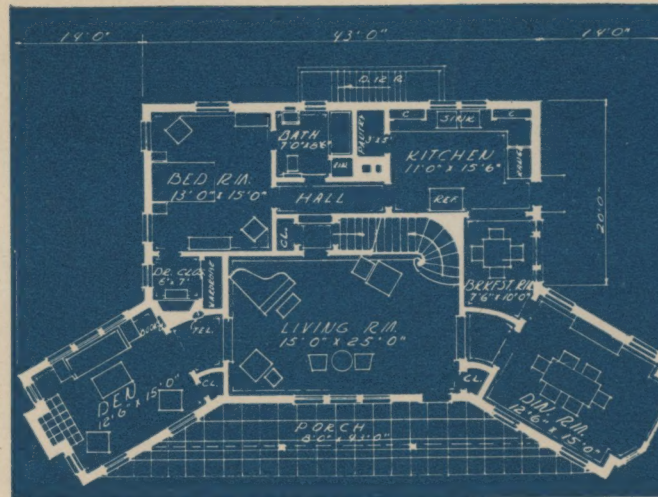
PAINTING: Three coats on exterior, four coats on interior; all texture walls to be painted two coats

LIGHT FIXTURES: Of burnished brass and crystal as selected

FIREPLACE: Brick faced, with a brick hearth

Price of complete plans and specifications, \$25.00

No. 2048-C



DISTINCTIVE SOUTHERN HOMES

From HOLLAND'S, The Magazine of the South

★ IN RESPONSE to wide demand, this book presents sketches, descriptions, and floor plans of HOLLAND'S Distinctive Southern Homes, covering many individual designs and all types of architecture suited to the South.

These particular homes are among the most popular that have appeared in HOLLAND'S, and are designed to meet climatic conditions peculiar to the South.

Prices for House Plans in This Book

Blueprint plans and specifications for 1-story houses, fifteen dollars (\$15.00).

Blueprint plans and specifications for 1½- and 2-story houses, twenty-five dollars (\$25.00).

These prices include one set of specifications. Additional copies of plans are \$3.50 each, and additional copies of specifications are \$1.50 each.

Plans, unless otherwise specified, will be reversed on request without extra charge. No changes can be made in Basic plans.

Orders for plans and specifications are filled within 48 hours

Address:

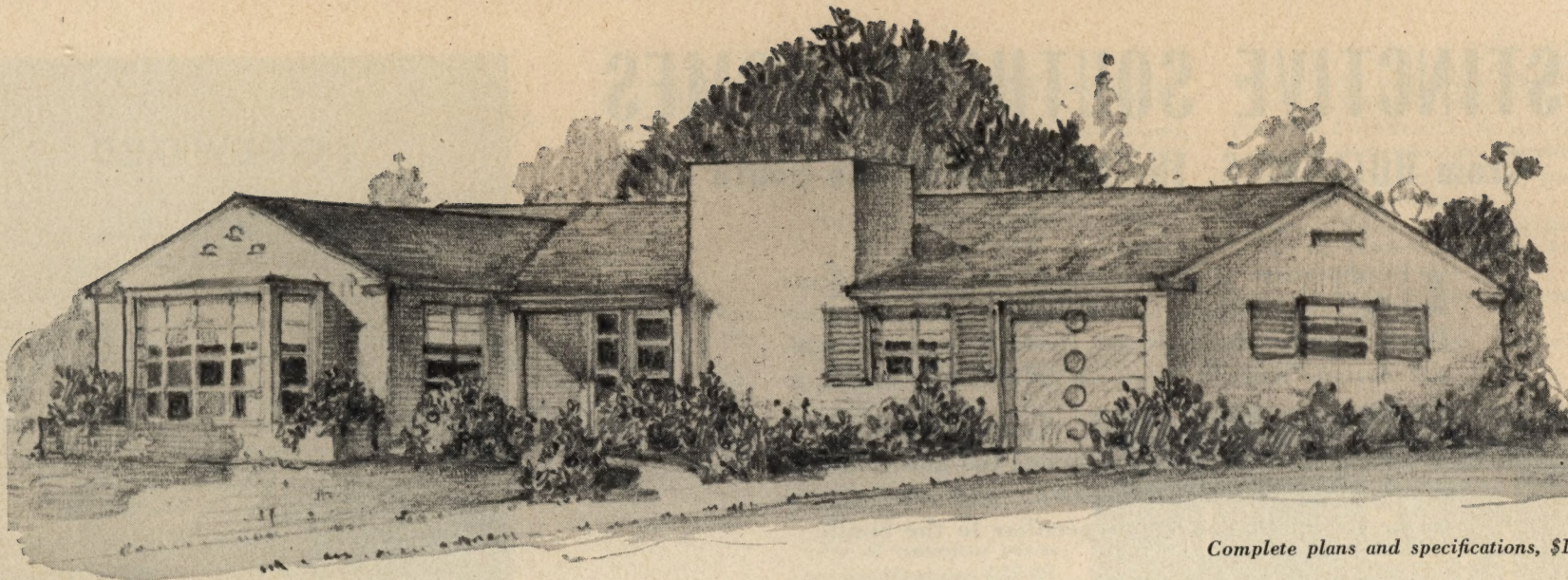
Home-Building Editor HOLLAND'S, The Magazine of the South, Dallas 2, Texas

FOREWORD

★ The home-building problems of the South, determined by its distinctive climatic conditions, vary widely and definitely from those of other regions. Most Southern homes need neither furnace nor basement. On the other hand, they do need excellent cross-ventilation; and for this purpose the Southern architect who appreciates the demands of his region provides spacious rooms, large windows, generous porches, and terraces and *patis*. He gives very careful consideration to exposures—an element every prospective home owner should keep in mind in selecting his home site—and provides flexibility of exposures in his plans (most of the plans in this book, for example, may be had completely reversed without extra charge).

★ These plans, drawn by Southern architects specifically to meet Southern conditions, are a part of the unique service HOLLAND'S has, for forty years, sought constantly and increasingly to render the people of the South—a service no other publication is prepared to give.

1946



2001-C

Complete plans and specifications, \$15

The Southwestern Ranch House Goes Modern

HERE is an unusual plan for a distinctive Southwestern ranch-type home, including garage. The plan is flexible, and the end bedroom and bath can easily be omitted with a resultant decrease in cost. The garage also may be omitted or placed elsewhere on the site.

The front presents a dignified, homelike approach. The living room, directly accessible from the main approach, presents itself to the garden side as well, and permits development of a rose garden or other landscaping features, as well as of recreational areas. On the opposite wall is a fireplace. Overlooking this development is a terrace partly covered so as to offer pro-

tection to outdoor furnishings. Between this porch and the living room is a large glass sliding door which brings the garden indoors and, when closed, has the appearance of a picture window. This porch also permits covered access from the garage to the living room or garden.

The dining-room's principal feature is the projecting bay with its built-in planting beds on both sides, bringing these planting beds close up under the windows, where the plants can be enjoyed from the inside. Connecting with the dining room is the kitchen, which has service-porch and pantry accessories. Adjacent to the kitchen, and connected to it by the hall—the main

traffic artery of the house—is the breakfast nook. It is an alcove in the hall, thus breaking the monotony of a long hall, and is lighted and ventilated from a window to the service porch. The hall is completed by the telephone desk and linen closet.

The bedrooms are generous in size, with two to three exposures, large closets, and direct connection with baths. Baths are equipped with towel closets and modern plumbing fixtures.

An unusual feature of the bath adjacent to the living room is that it is a private bath for the master bedroom and can serve as a lavatory for the use of temporary guests. And, outdoors, the plan offers wide possibilities for landscape development.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type. Termite shields, wood joint construction

EXTERIOR WALLS: Wood frame faced with brick, storm sheathing, and building felt

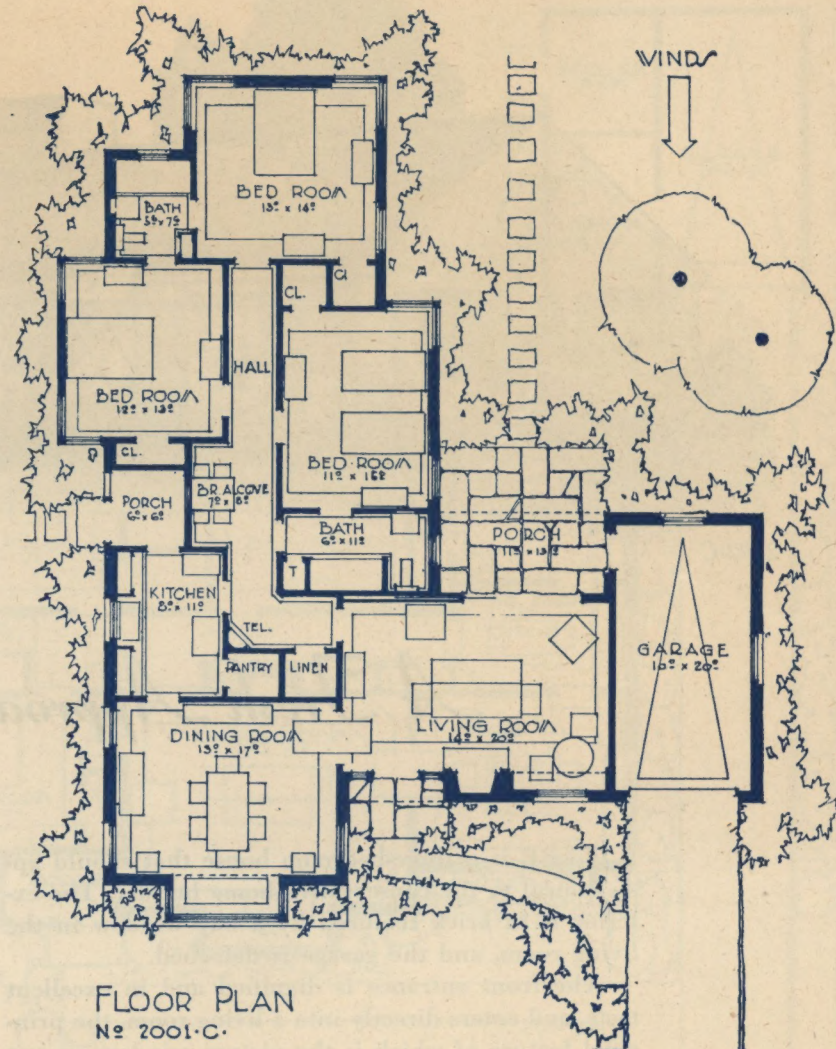
ROOF: Wood shingles (stained or unstained)

FLOORS: Generally hardwood, applied over a subfloor and 15-pound building felt

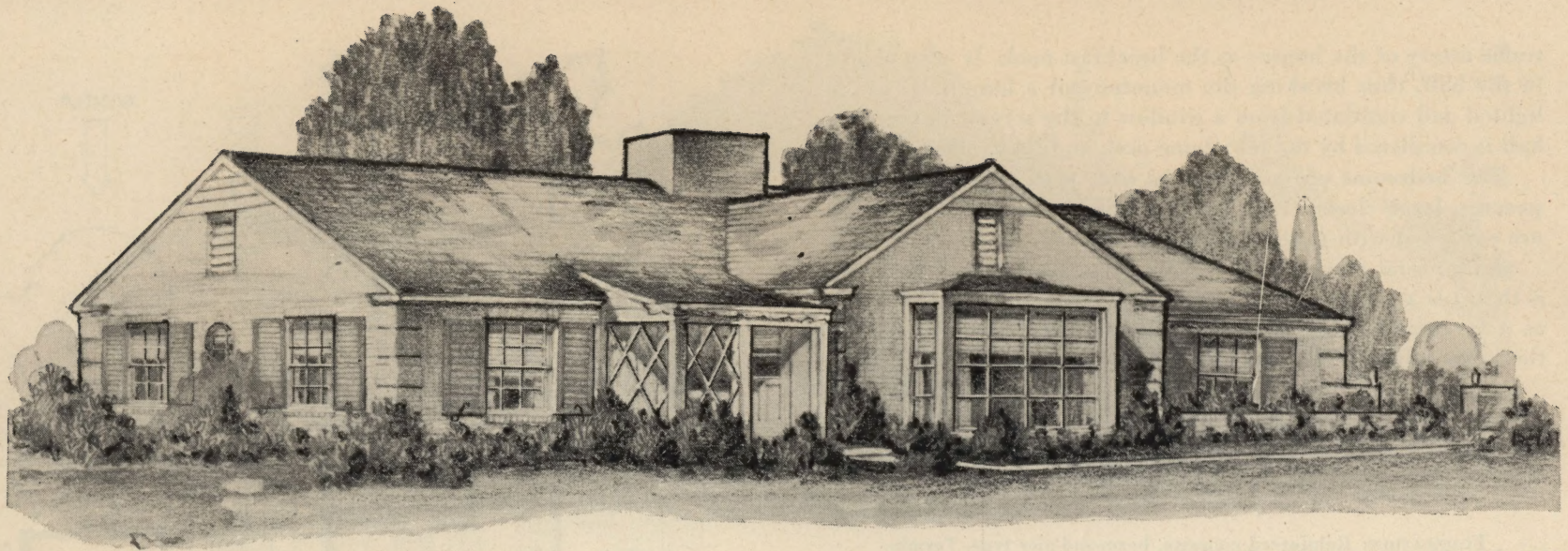
Baths to have 2"x2" square ceramic tile; and kitchen, hall, and breakfast room to be covered with linoleum

Interior walls of living room, hall, kitchen, and breakfast room to be of knotty pine. Dining room to have knotty-pine wainscot 2'6" high. Porch walls to be of knotty pine. Bathrooms to have plaster walls and ceilings. Walls of bedrooms to have plaster wainscot 4'0" high, marked off to imitate tile, and enameled in color to suit owner. Above the wainscot in dining room and all bedrooms to be shiplap, canvas, and paper as selected

House to be painted three coats on exterior and four coats on interior. Installation of blinds over living-room windows and garage offers an opportunity for color, if desired



FLOOR PLAN
No 2001-C.



2002-C

Complete plans and specifications, \$15

A Fresh Approach to the Conservative

HERE is a three-bedroom house that should appeal to the conservative home builder. The exterior is in brick featured by a bay window in the living room, and the garage is detached.

The front entrance is dignified and in excellent taste, and enters directly into a living room, the principal feature of which is the picture window on one side and the fireplace on the other. An unusual feature of the living room is an alcove for books. This enters a bedroom which can easily be converted into

a study or den. Adjacent to the living room is the dining room, with exposures on two sides, and separated from the living room by sliding doors.

Between the dining room and the kitchen is the breakfast room, accessible from the hall and equipped with a built-in sideboard and corner china cabinets. The kitchen, which adjoins the breakfast room, has the usual kitchen appointments.

The bedrooms are of generous size and well ventilated, with large closets and direct connections with

baths. One bath is accessible from the hall, for visiting guests. The hall is the center of all activity and contains the usual appointments of telephone desk, mop and broom closet, and linen storage cabinets.

The garage is located directly back of the house, is connected with the kitchen by means of the service porch, and has in it a laundry and toolroom. This garage may be placed anywhere else on the site, if you wish.

A design of landscaping is suggested for the garden lover, and the toolroom can easily be adapted to a workroom by installation of necessary facilities.

SPECIFICATIONS

FOUNDATION: To be of reinforced concrete, known as the beam-and-pier type

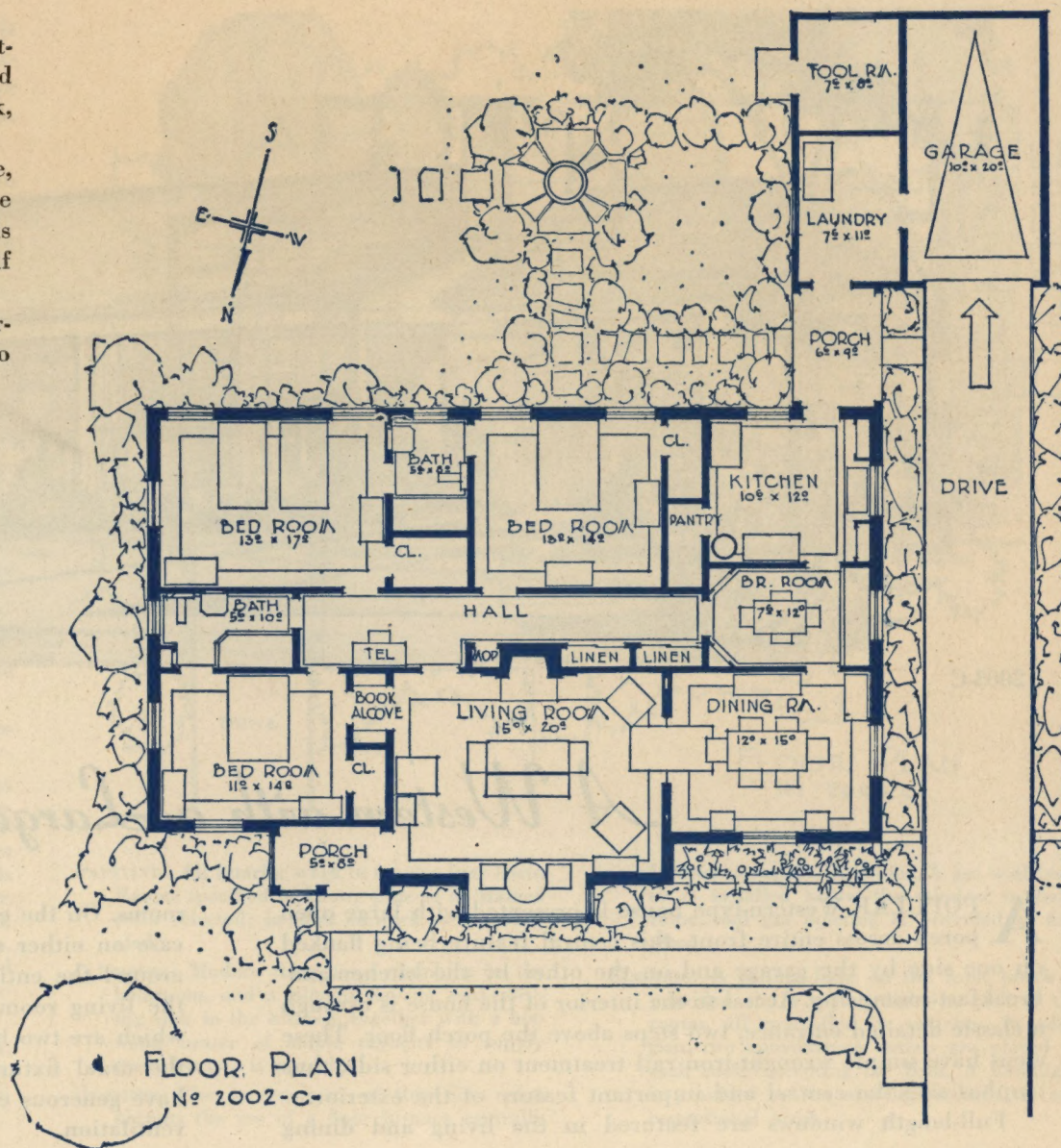
CONSTRUCTION: Above ground to be wood framed, faced with brick

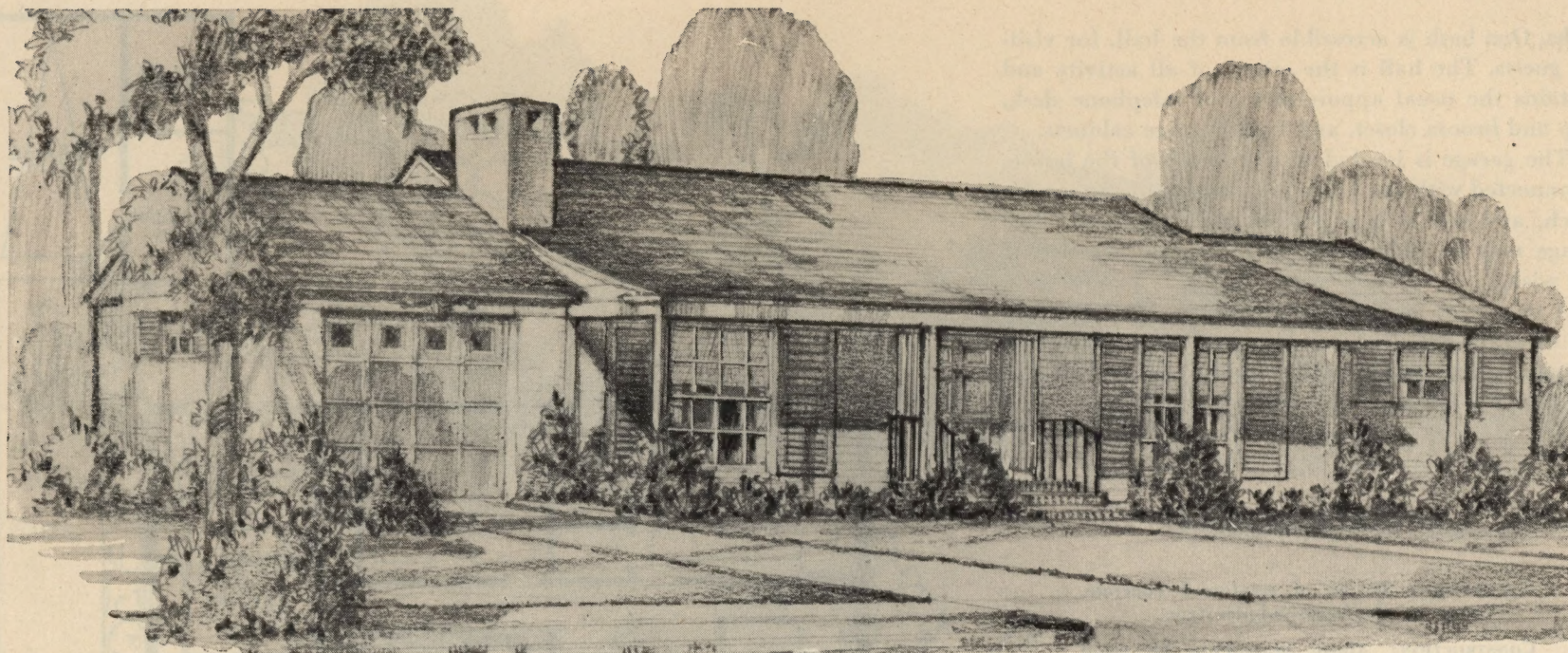
FLOORS: Generally to be of oak, applied over subfloors and 15-pound felt. Floors in bathrooms, hall, and breakfast room to be of linoleum applied over pine and brought to the same level as hardwood floors. Floors of porch, laundry, and toolroom to be of cement. Floor of garage to be of gravel

WALLS: Of living room, front bedroom, hall, and breakfast room to be of knotty pine. Walls and ceilings of kitchen and baths, as well as all other ceilings, to be metal lath and plaster. Baths to have wainscot rail 4' high, marked off in squares to imitate tile

ROOF: Of both house and garage to be shingles

PAINTING: Of exterior to be three coats and of interior, four coats





2003-C

Complete plans and specifications, \$15

A Western with a Large Porch

A POPULAR Western-type house is presented with large open porch across entire front, this central feature being flanked on one side by the garage and on the other by the kitchen-and-breakfast-room wing. Access to the interior of the house is through a classic detailed entrance, two steps above the porch floor. These steps have simple wrought-iron rail treatment on either side, thus emphasizing the central and important feature of the exterior.

Full-length windows are featured in the living and dining

rooms. On the end of the living room is a fireplace with a bookcase on either side. The dining room has a low wood wainscot around the entire room. Opposite the front entrance and across the living room is a door entering the communicating hall, off which are two bedrooms separated by a bath. The bathroom has the usual fixtures, together with towel cabinet. Both bedrooms have generous closets and two exposures, thus assuring adequate ventilation.

An attractive feature of the communicating hall is the breakfast room at one end. This room has two exposures and presents an opportunity for an attractive decorative feature. Also off the hall is a cedar-lined storage closet of generous proportions.

Adjoining the dining and breakfast rooms is the kitchen, symmetrically arranged with hot-water-heater closet and mop closet, space for refrigerator, and space for stove, sink, and cabinets.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type

FLOOR CONSTRUCTION: Wood joists over which is laid a subfloor and building felt before finish floors are applied. Termite proofing is provided by means of metal shields on all outside walls, interior piers, pipes, etc.

EXTERIOR WALLS: Frame faced with common brick, to be painted

ROOF: Wood shingles

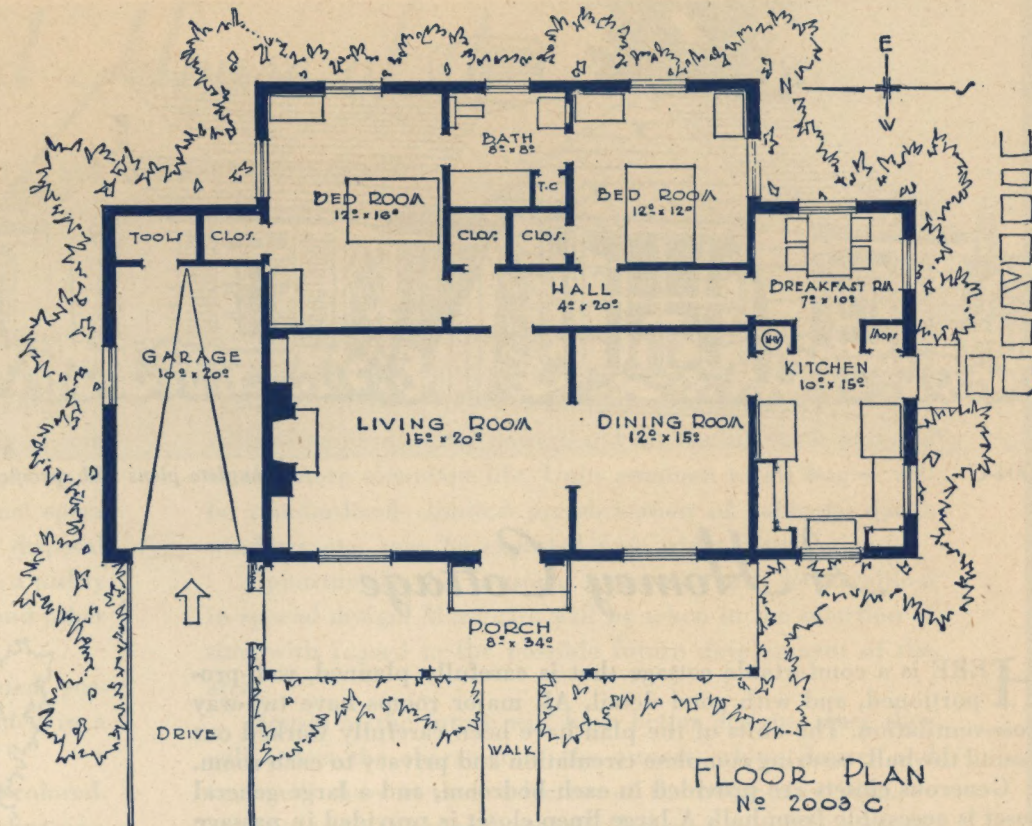
WINDOWS: Mill-made sash and frames, weather-stripped

INSULATION: Applied over the ceiling in all rooms and around all pipes in outside walls

WROUGHT IRON: Simple detailed wrought-iron rails at front entrance

INTERIOR WALLS: Living-room walls to be of knotty pine. Ceiling to be of sheetrock and textone. Face of mantel to be of tile. Dining-room walls and ceiling to be of sheetrock and textone, with a 2' 6" knotty-pine wainscot. Hall and breakfast room to be of knotty pine. All closets to be of plywood walls and ceilings. Bedrooms to be of shiplap, canvas, and paper. Bathroom to have 4' 6" composition wainscot, with sheetrock and textone above. Kitchen to be of sheetrock and textone. Kitchen cabinets to be constructed with flush streamlined doors designed in a modern manner. Interior doors to be six-panel Colonial, stock type

FLOORS: In living room, dining room, and bedrooms to be of oak. Floor in bath, hall, breakfast room, and kitchen to be of linoleum over pine. Porch floor to be of cement, to which a color is added



FLOOR PLAN
No 2003 C

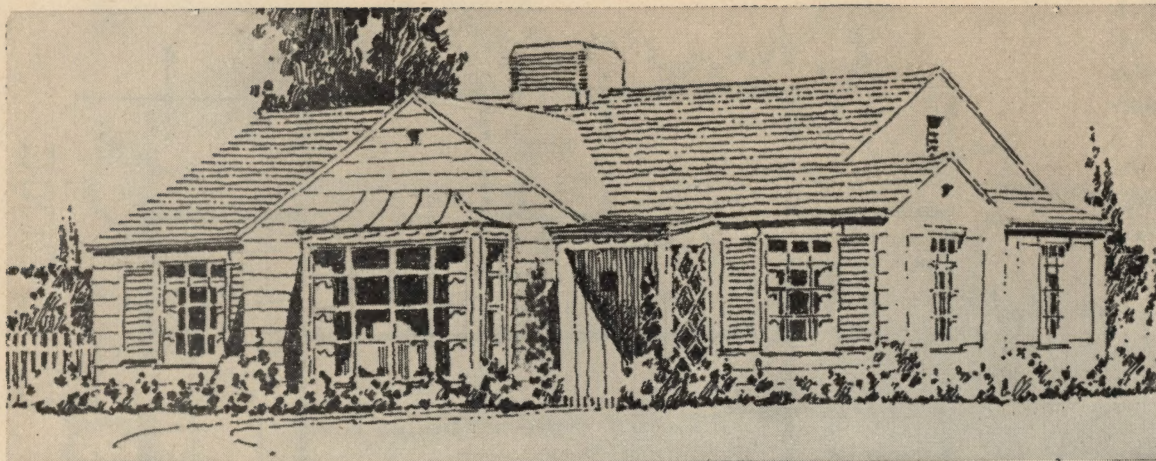
PAINTING: All interior work to receive four coats. Rooms specified in knotty pine to be stained color selected; balance of work to be enameled

PLUMBING: Modern three-piece plumbing in the bathroom, and a tiled-in flat-rim acid-resisting sink in the kitchen, together with a hot-water heater of ample capacity to supply these fixtures is provided

HEATING: The arrangement of this floor plan permits the use of a floor furnace centrally

located to supply all rooms. A gas wall heater is installed below the window in bathroom, and gas opening is provided at fireplace

ELECTRIC: A ceiling light on the front porch is provided and a ceiling light in each of the rooms, all controlled by switches. In addition, two convenience outlets are placed in each room excepting the bath. A floodlight is provided on the exterior to light up any recreational areas



2004-C

Complete plans and specifications, \$15

A Homey Cottage

HERE is a comfortable cottage that is carefully planned, well-proportioned, and with good detail. All major rooms have two-way cross-ventilation. The units of the plan have been carefully worked out around the hall, assuring complete circulation and privacy to each room.

Generous closets are provided in each bedroom, and a large general closet is accessible from hall. A large linen closet is provided in passage from hall to bathroom.

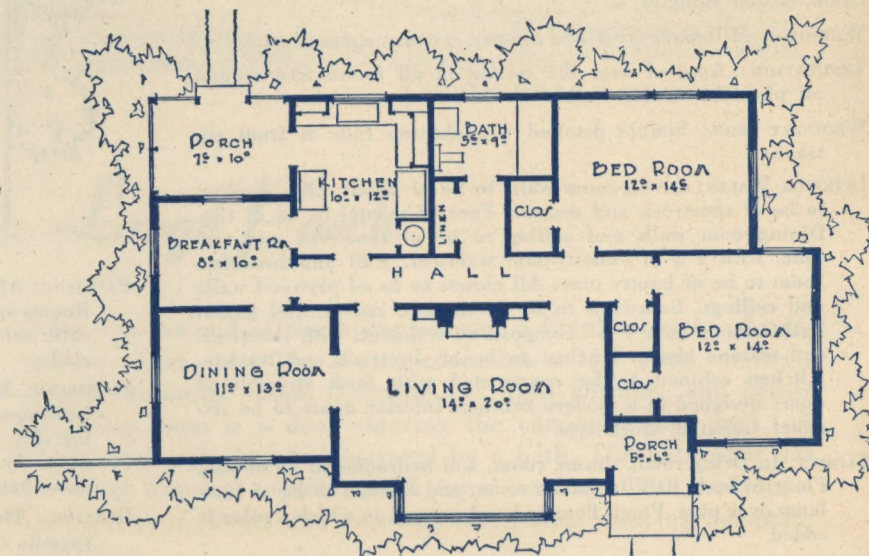
A covered entrance with a trellis is provided at the front and a generous service porch is adjacent to the kitchen. Cross-ventilation is obtained by means of the doors and windows being placed opposite one another, so that when they are open complete circulation of air is assured.

A large fireplace is flanked by book or whatnot cases, designed on each side of the mantel.

The feature of this comfortably planned cottage is the large bay picture window running from floor to ceiling, adding refinement to the design.

SPECIFICATIONS

FOUNDATIONS: Reinforced concrete. Termite shields. WALLS: Frame construction. INSULATION: Over ceiling. HEATING: Floor furnace or circulator. HOT-WATER HEATER: Gas-fired. HARDWARE: Colonial design. ROOF: Stained wood shingles or composition shingles. EXTERIOR WALLS: Wood siding, wood shingles, or asbestos siding. WINDOWS: Stock-size wood—weatherstripped and toxic treated. KITCHEN, BATHROOM, AND BREAKFAST ROOM: Linoleum as selected. KITCHEN CABINETS: Stock mill made. FLOORS: Oak, wax finish. PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled. FLASHING: Galvanized iron. WATER PIPES: Standard galvanized iron. INTERIOR FINISH: Living room painted on fiber board. Dining room papered on fiber board with 2' 6" high knotty-pine wainscot. Hall and breakfast room: knotty-pine walls. Bath and kitchen, pressed fiber-board wainscot and walls. Bedrooms, fiber board papered. Ceilings throughout, fiber board. LIGHT FIXTURES: Colonial brass as selected. PAINT: Three coats of lead and oil on outside. Paint and enamel on interior. FIREPLACE: Brick or tile faced, with wood mantel.



The Engineered House of the Future

By C. O. CHROMASTER, A. I. A.

Home-Building Editor

WHAT you may expect in your future home planning will show much improvement. Greater attention will be paid to exposure, comfort, furnishing, views, cooking, living, sleeping and play areas. More glass will be used and controlled. Mechanical kitchens will be planned to improve efficiency, saving of unnecessary steps, adequate cabinet space designed for use, mechanical dishwashers. Garbage disposal systems will be included. The future house will have a utility room equipped with a mechanical washer, mangle and other facilities for handling laundry and ironing.

Houses of the future will be more efficiently heated, possibly all year round air conditioning may be included in a central plant.

Bathrooms will be more beautifully planned and colored.

Closets will be planned and designed for storage requirements, separate spaces being provided for garments, hats, shoes, etc.

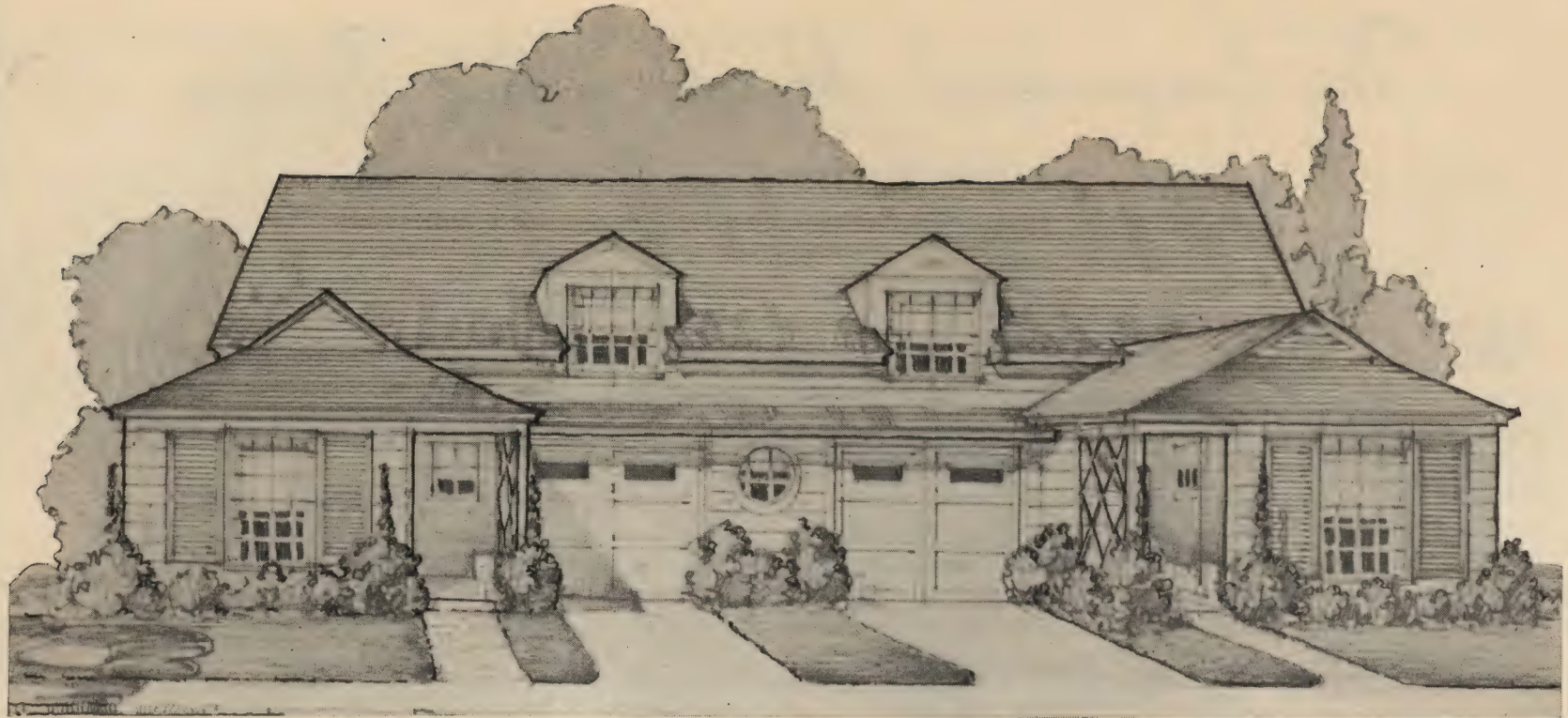
New houses will be insulated against heat and cold. Sound control will reach into the modern home. Modern lighting will be as decorative as useful. Floors and floor coverings will

receive more consideration. Recreation and hobby areas will be provided and equipped to interest every member of the family. Outdoor living will be the order of the day—where retreats amid beautiful flowers and interesting vistas will add to the more abundant life. Units common to all homes will be standardized—limited prefabrication of cabinets, doors, windows, etc., may be expected with wider distribution.

Opportunities for personal expression will be amplified in special design. More care will be taken in the selection of sites with regard to the possible future development of the area.

Houses of the future will have better designs, since they will reflect the character of the owners, whose desires and taste will show in their selection of the house they plan.

HOLLAND'S plans are carefully designed to fit the requirements of the South. Primary consideration is given to exposure, and outdoor living. While basic plans shown herein cannot be changed, much variation may be had in orientation on the site, since consideration is given to each side of the house and all might be called fronts.



2005-C

Complete plans and specifications, \$25

A Deceptive Duplex

PRESENT day requirements include the need for homes that will take care of more than one family and retain the appearance of a home rather than an apartment. Here is a duplex that satisfies these requirements. It is a two-story plan with each unit having its living room, dining room and kitchen on the first floor and the bedrooms on the second floor. This provides a good arrangement for service to the kitchen and separates the working and living area from the sleeping

area. The second floor sleeping area has two nicely arranged and well ventilated bedrooms in each unit. The bath is placed between them and directly over the kitchen, which is economical, so far as plumbing is concerned.

Note that rooms have been made large enough to provide plenty of space for the placement of furniture and also have plenty of windows for good circulation of air. The dining room has two corner cabinets.

Both units are as completely separated as though built on a separate lot. Each one has its own driveway and garage entrance, and with the entrances to the living rooms so far apart, complete privacy is possible.

The entire width of the house is only 68'-0" and 31'-6" deep. This means the requirement is for a lot that has 80'-0" across the front. It would also be adaptable to larger lots, since the exterior design is of such quality that it would blend with any surroundings with ease. Features such as the dormer windows, hip and gable roofs, and the trellis all give a feeling of interest and dignity to the front.

The area of the first floor is 1,861 square feet, and of the second floor 1,020 square feet—a total of 2,881 square feet.

SPECIFICATIONS

FOUNDATIONS: Reinforced-concrete beam and footings, termite shields; foundation vents

EXTERIOR WALLS: Frame, wide-siding finish

INTERIOR WALLS: Knotty pine in kitchen. Sheetrock and texture in living room and dining room. Dining room to have 2' 6" wood wainscot and corner cabinets. Kitchens to have streamlined cabinets. Bedrooms to be fiber board and paper. Bathrooms to be sheetrock and texture

FLOORS: Living room, dining room, and bedrooms to have oak floors. Baths and kitchens to have inlaid linoleum

PORCHES: To have concrete floors, cement finish

HEATING: Floor furnaces, one in each living room, gas wall heaters in baths

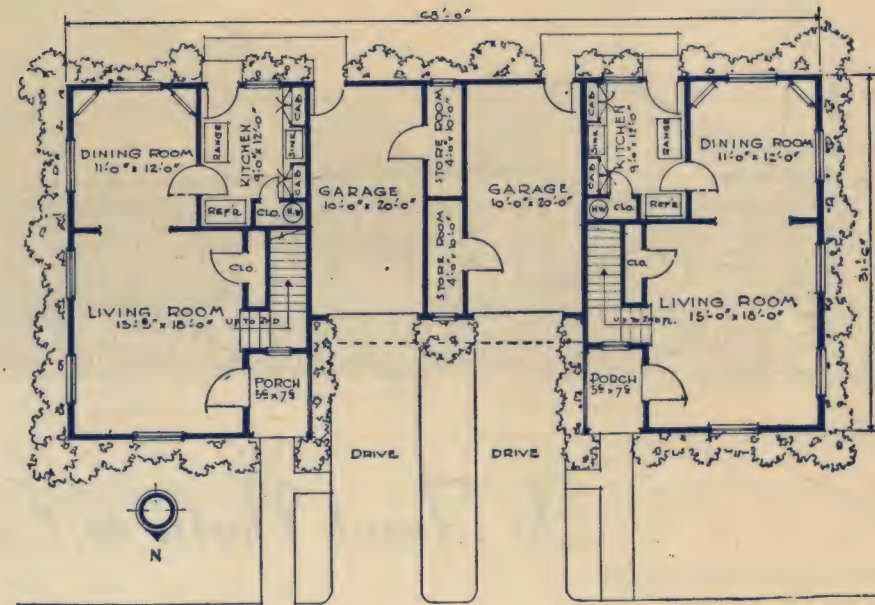
PLUMBING: Bathtub, closet, and lavatory in each bathroom. Kitchen: Sink and hot-water heater

PAINTING: Three coats on exterior. Four coats of enamel on interior woodwork

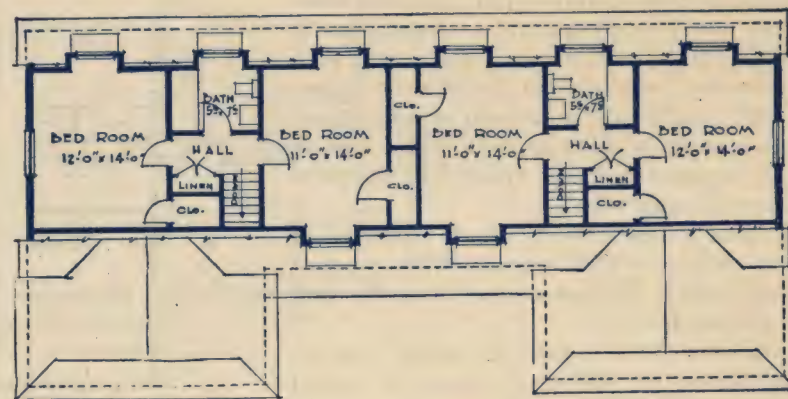
INSULATION: Over ceiling rafters on second story

ROOF: Wood shingles, stained

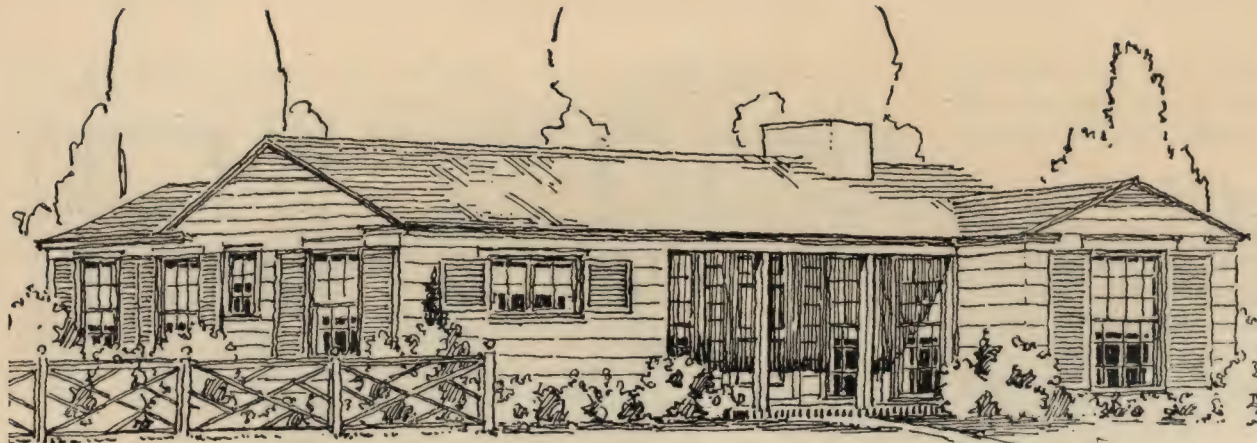
ATTIC: Ventilated in all gables, with wood louver openings



FIRST FLOOR



SECOND FLOOR



2006-C

Complete plans and
specifications, \$15

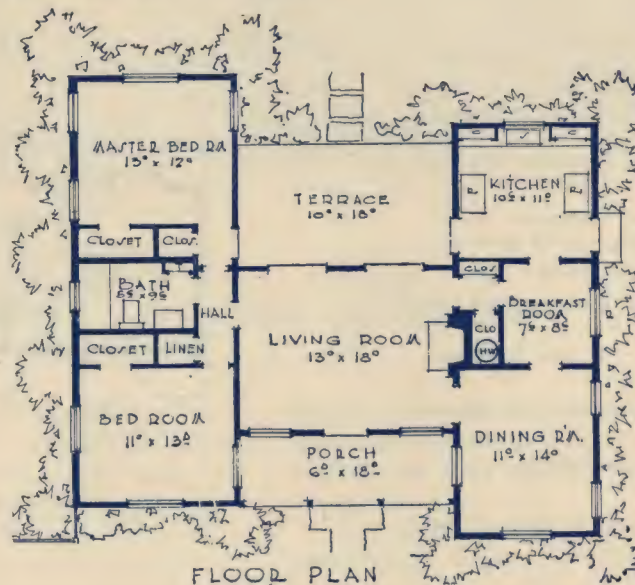
To Front North or East

THE distinguishing feature of this plan is the separation of the sleeping quarters from the living and food-preparation rooms. This is brought about by using the living room as a communicating unit between these two departments, and results in a minimum of hall space. The living room is open to both sides, and as the plan suggests a north front lot, complete ventilation is assured.

The front porch is covered and a portion of the back terrace is also covered. This protects the doors, which are concentrated on the end that is enclosed.

The terrace faces toward the south, and offers possibilities for the development of formal garden or recreational facilities.

The house is simple, compact, and economical to construct. Its area is 1,214 square feet.



SPECIFICATIONS

FOUNDATION: Reinforced concrete beam and footings; termite shields; foundation vents

EXTERIOR: Frame, wood studs, storm sheathing, wide-siding exterior finish

INTERIOR WALLS: Knotty pine in living room, hall, and breakfast room. Dining room to have 2'6"-high knotty-pine wainscot; above wainscot to be sheetrock and textone. Kitchen and bathroom to have sheetrock and textone, with linoleum wainscot in bathroom. Bedrooms and closets to be of fiber board, canvas, and paper. All ceilings to be sheetrock and textone

FLOORS: Living room, dining room, and bedrooms to have oak floors. Bathroom, kitchen, breakfast room, and hall to have inlaid linoleum floors. Porch and terrace to have concrete floors, cement finish

HEATING: No heating is contemplated except for gas openings in each room

PLUMBING: 5'6" bathtub, closet, and lavatory in bathroom. Kitchen: Sink and hot-water heater

PAINTING: Three coats on exterior and four coats on interior woodwork. Two coats on textone

INSULATION: Ceiling to be insulated (optional)

ROOF: Wood shingles, stained

ATTIC: Ventilated in all gables with wood louver openings

FIREPLACE: To have brick face with knotty-pine mantel



2007-C

Complete plans and specifications, \$15

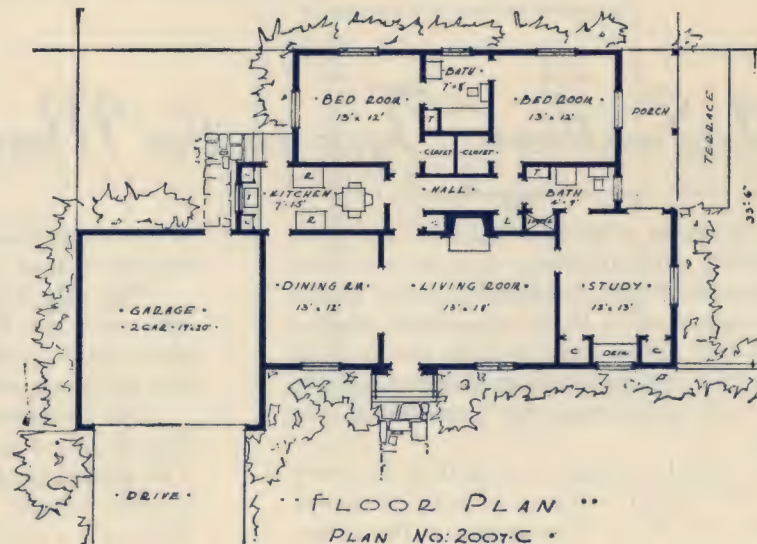
A House to Grow Old in Comfortably

THIS house, planned for a west-front lot, presents a formal front with entrance in living room, flanked by two full-length windows, one on either side. The living room has a wood-burning fireplace on the opposite side of the room from the entrance. The dining room of modest size is to the left of the living room, and the study is to the right. The study is a two-purpose room, and can be used as a guest room as well as a study or library.

The house has two baths. The one between the two bedrooms on the east is private, the other connected with the study or guest room, and also accessible from the hall for general use.

The kitchen presents a Pullman type, with the sink and cabinets on one end, the range and refrigerator opposite each other, and sufficient room for a breakfast room accessible from the hall.

The porch accessible from the study presents an opportunity for a garden development, as does the service area back of the kitchen and garage.



SPECIFICATIONS

FOUNDATION: Reinforced concrete beam and footings type, termite shields, ventilated

WALLS: Frame construction exterior covered with asbestos siding

INSULATION: Over ceiling

HEATING: Gas-fired floor furnace or space heaters

HOT-WATER HEATER: Gas-fire, storage type

HARDWARE: Black iron

ROOF: Stained wood shingles

WINDOWS: Stock size, weatherstripped and toxic treated

FLOORS: Kitchen, hall, bathroom floors, linoleum. In rest of house, oak

WAINSCOTS: Bathrooms to have linoleum wainscots 4' high, 6' over tub

KITCHEN CABINETS: Stock—mill made

PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

METAL WORK: Galvanized iron

INTERIOR FINISH: Living room, dining room, kitchen, baths, and study, textone on sheetrock. Hall to be knotty pine, painted. Bedrooms to have sheetrock and textone ceilings, walls to be papered over sheetrock

LIGHT FIXTURES: To be Colonial burnished brass as selected

PAINTING: Three coats on exterior, three coats on interior; except kitchen, hall, and baths to receive one extra coat of enamel

FIREPLACE: Brick-faced with brick or tile hearth



2008-C

Complete plans and specifications, \$25

A Southern Type in the Modern Manner

THE designer has achieved here, in a modern manner, the same distinctive and graceful quality and simplicity that were so pronounced in the early Colonial homes of our forefathers. Their houses had large front porches which were used in their magnificent display of friendly and generous hospitality. They have become synonymous with Colonial design, and wherever incorporated in the design have added that touch of character which makes this style stand out among others of the same cost bracket.

Other features have been carefully designed to follow in every detail the true Colonial style. The front entrance is very attractive and the window blinds, too, add much to the appearance of the house.

A modified treatment has been given to the roof and chimney to give simplicity and to cut down on the cost.

The plan has been arranged for convenience to the family and to give one extra bedroom on the first floor for guests. The study serves this purpose and is also usable as a family reading room. Bath facilities are close, and an extra closet is provided for coats or for storage.

The living room is large and well arranged for interior decorating. The fireplace is typically Colonial, following the style of the house. The dining room provides plenty of area for formal dinners. The two outside corners have built-in china cabinets for extra tableware. The kitchen is a combination working space and family eating room. There

is plenty of cabinet space that extends around on two walls, and a corner sink over which has been placed two good-size windows. The range and refrigerator are next to each other for convenience to get all the food storage and cooking in the same location.

On the second floor the arrangement is informal. Four bedrooms are worked in for ample space for a large family. The bath on the first floor is useful to meet the needs of a family of four or five members, thus giving two baths instead of one. Plans as shown cannot be altered without extra charge.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, pier-and-beam type, termite shields and ventilation

WALLS: Brick veneer on frame construction; common brick painted with masonry paint

PORCHES: Concrete slabs, cement finish

INSULATION: Over second-story ceiling

HEATING: Gas-fired space heaters

HOT WATER: Gas-fired storage type

HARDWARE: As selected

ROOF: Stained wood shingles

WINDOWS: Stock-size wood, weatherstripped and toxic treated

FLOORS: Kitchen and baths, inlaid linoleum. Balance of house oak, light finish

WAINSCOTS: Bathrooms to have 4'-high linoleum, 6' high over tub

KITCHEN CABINETS: Mill made, streamlined

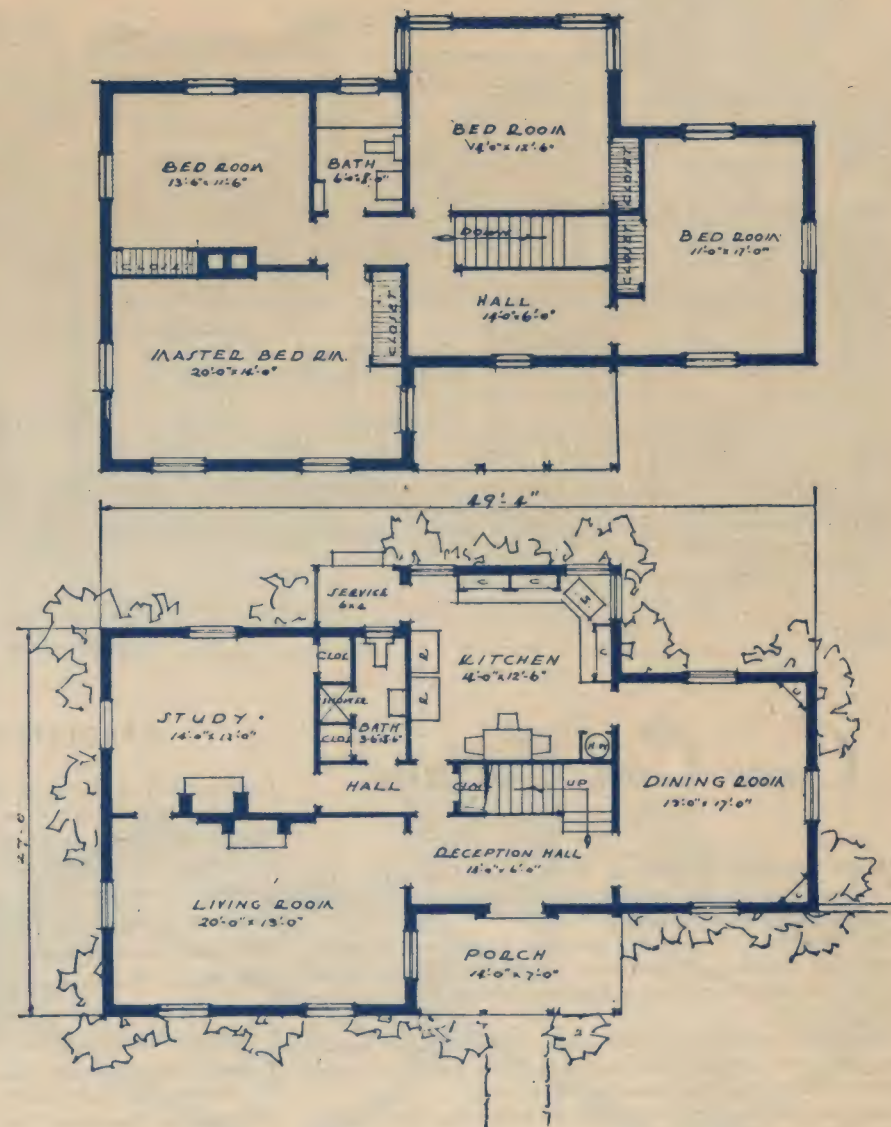
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled. Metal cabinet shower in first-floor bath

INTERIOR FINISHES: All rooms sheetrock and textone, except service hall and study, which are to be knotty pine. Dining room and reception hall to have 2' 6"-high wood wainscots for enamel

LIGHT FIXTURES: Burnished brass and crystals, as selected

PAINTING: Three coats on exterior, four coats on interior. All textone walls to be painted with two coats

FIREPLACE: Brick faced, with brick hearth





2009-C

Complete plans and specifications, \$25

Cape Cod Cottage

SHOWN here is an example of the Cape Cod style with a large, roomy, and comfortable arrangement in a compact and well-organized plan.

The directness of approach into the living area is interesting, and the close connection of living and sleeping quarters on the first floor gives a freedom seldom found in the average plan.

There is a minimum of hall space, which makes circulation good and provides the maximum area for each room. Notice the large and well-organized kitchen.

The second floor has two good-size bedrooms with plenty of ventilation. The deck as a second-story porch is useful at all times.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, pier-and-beam type, termite shields and ventilation

WALLS: Brick veneer on frame construction; common brick painted with masonry paint

PORCHES: Concrete slabs, cement finish

INSULATION: Over second-story ceiling

HEATING: Gas-fired space heaters

HOT WATER: Gas-fired storage-type heater

ROOF: Stained wood shingles

WINDOWS: Stock-size wood, weatherstripped and toxic treated

FLOORS: Kitchen and baths, inlaid linoleum. Balance of house oak, light finish

WAINSCOTS: Bathrooms to have 4'-high linoleum wainscot, 6' high over tub

KITCHEN CABINET: Mill made, streamlined

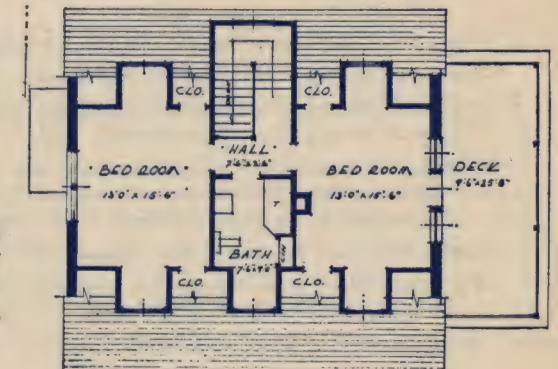
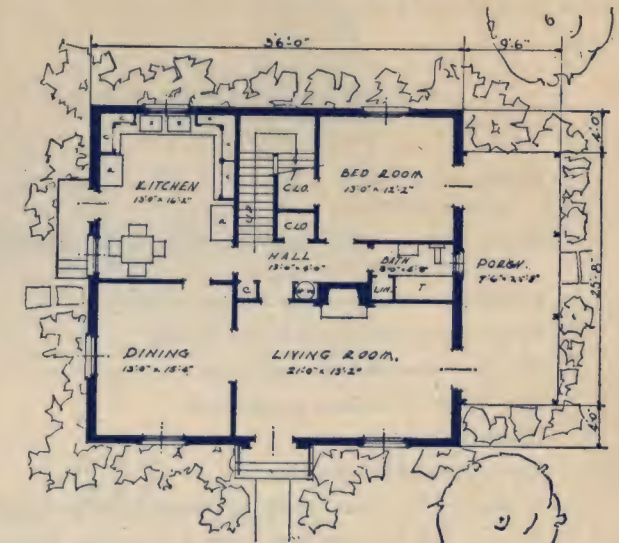
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISHES: All rooms sheetrock and textone, except halls, which are to be knotty pine. Dining room to have 2'6"-high wood wainscot for enamel

LIGHT FIXTURES: Burnished brass and crystals as selected

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted with two coats

FIREPLACES: Brick faced, with brick hearth



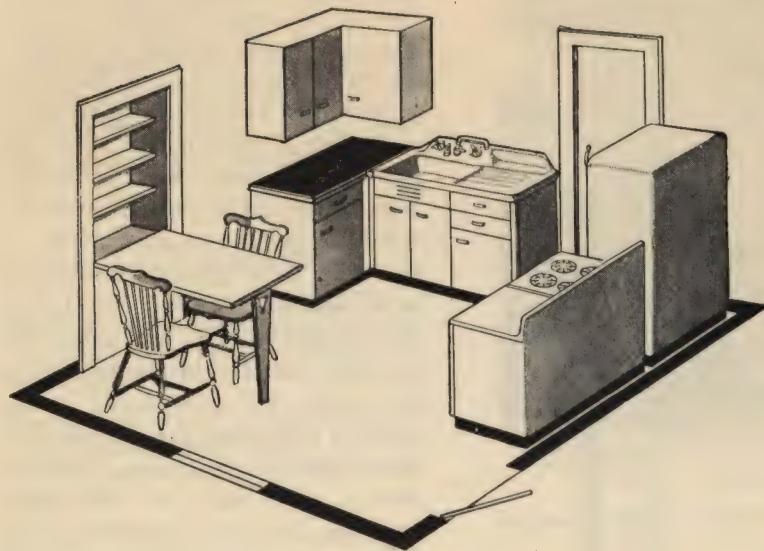
Step-Planning Your Kitchen

★ Just as straight-line production saves thousands of hours in modern manufacturing methods, arranging your kitchen for production line kitchen duties can save you thousands of steps.

The modern kitchen includes three

work areas: the receiving area, which is near the entrance and includes the refrigerator; the cleaning and preparation area, which includes the sink, is next in line; third is the cooking and serving area, which is near the dining room door and includes the range.

These areas may be placed in the form of a "U," "L" or "Corridor," depending on the space available. Shown below are these three basic kitchen plans.

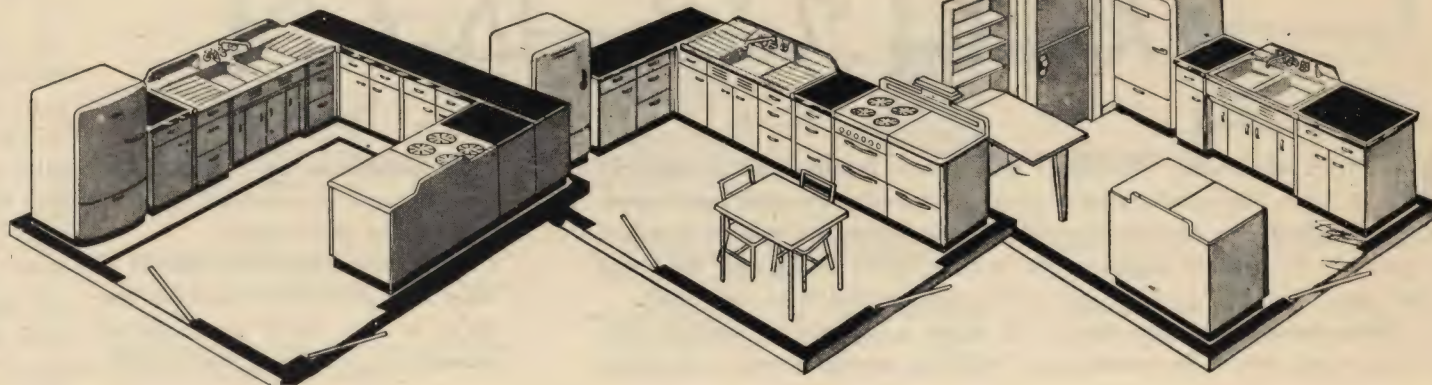


"L" TYPE KITCHEN

The "L" type layout is required in many kitchens where only two adjoining walls are available for the equipment. Here, as in any well planned kitchen, the receiving area is located near the service door from which the work proceeds in logical sequence to the preparation area and then to the cooking and serving area, which is near the dining room door.

"U" TYPE KITCHEN

Each area follows in logical sequence along three adjoining walls, with the refrigerator and storage cabinets located near the entrance. The cleaning and preparation area including the sink follows, and on the adjoining walls are the range and additional storage space for pans, dishes, glassware, etc. This makes practical use of all available space.



CORRIDOR-TYPE KITCHEN

In the Corridor kitchen, work areas may be placed on opposite walls or may be placed on one wall. This plan is characterized by the corridor from receiving door to dining room door. The work areas follow production line order, with the food traveling in line from the receiving area near the service door to the serving area near the dining room door.



2010-C

Complete plans and specifications, \$25

A Refreshing Two-Story Duplex

IN THIS refreshing two-family plan, each family unit is entirely apart from the other, which provides privacy to each apartment. Front entrances are on opposite sides of the house and may be reached separately by private walks to the street. These walks and the front yard may be landscaped to give even more seclusion to each unit.

With these advantages there still exists a completely unified plan arrangement, which in present-day building requirements is of prime

importance. Construction is simplified by the location of the second-story partitions directly over those on the first floor, and in the same manner the first- and second-story plumbing is placed one over the other for economy. Each room has been thoroughly studied and the windows and doors have been so arranged as to provide the maximum amount of light, circulation of air, convenience, and allow for easy placement of furniture around the walls. In each living room there is wall space for a divan and large comfortable chairs. There is also a good view to the front through the large windows. The bedrooms are of average size and can be furnished without becoming crowded. Each has its own closet and additional closets are provided in the halls for storage of off-season clothes and supplies.

Each bathroom has been conveniently arranged for the location of fixtures and is provided with a linen closet for bathroom laundry, both clean and soiled.

Most dwellings have lots of hall space, and in many cases they are long and expensive because they are space wasters. In these units there is very little space turned over to halls, only the minimum amount is indicated. Passage from the living room to the kitchen is

directly through the dining room, and entrances both in the front and back are direct. Service is at the back for both apartments.

The exterior is brick veneer which, at the option of the owner, can be painted or face brick.

Alterations cannot be made to this plan as it is already made into working drawings, and is sold only as indicated in the picture.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, pier-and-beam type, termite shields and ventilation

WALLS: Brick veneer on frame construction; common brick painted with masonry paint. Siding is 1" x 8" colonial painted

PORCHES: Concrete slabs, cement finish

INSULATION: Over second-story ceiling

HEATING: Gas-fired space heaters

HOT-WATER: Gas-fired storage-type heater

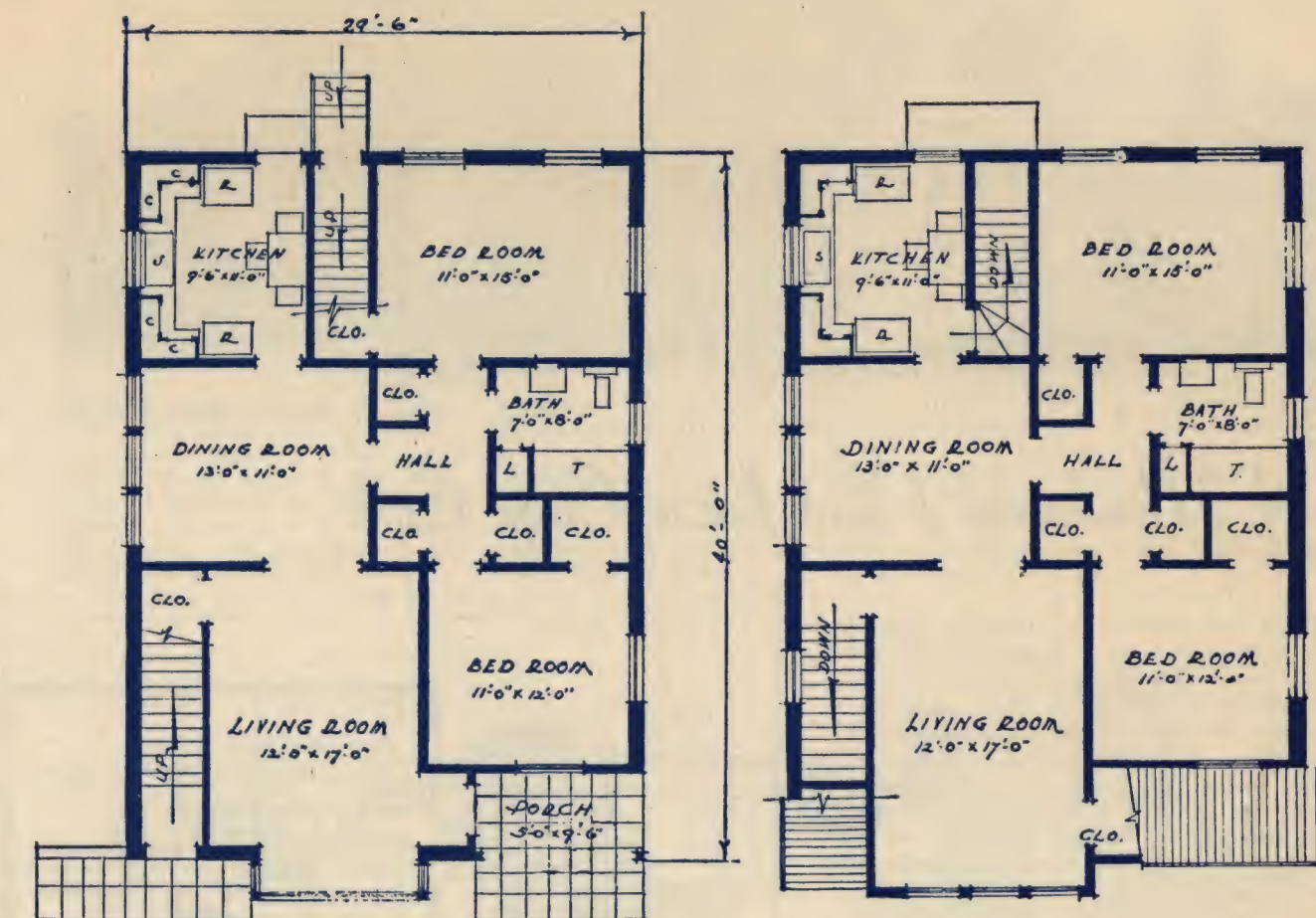
HARDWARE: As selected

ROOF: Stained wood shingles

WINDOWS: Living-room window on first floor is special. All the rest are stock-size wood, weatherstripped and toxic treated

FLOORS: Kitchen and baths, inlaid linoleum. Balance of house oak, light finish

WAINSCOTS: Bathrooms to have 4'-high



linoleum wainscot, 6' high over tub
KITCHEN CABINET: Mill made, streamlined

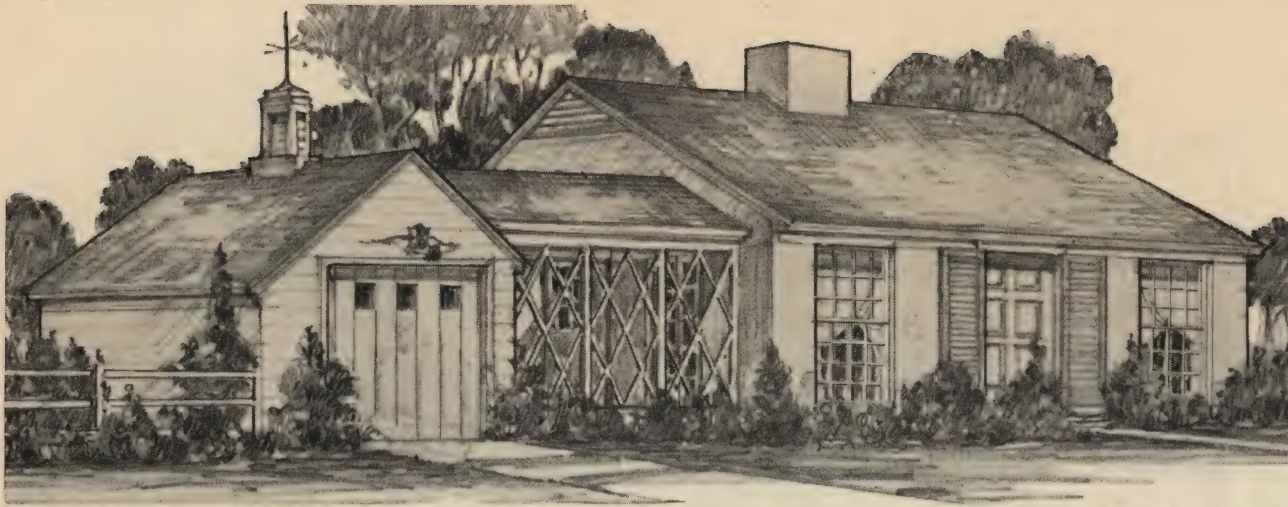
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

LIGHT FIXTURES: Burnished brass and crystals as selected

INTERIOR FINISHES: All rooms sheetrock and textone, except halls and stairways, which are to be knotty pine. Dining

room to have 2'6"-high wood wainscot for enamel

PAINTING: Three coats on exterior, four coats on interior. All textone walls to receive two coats



2011-C

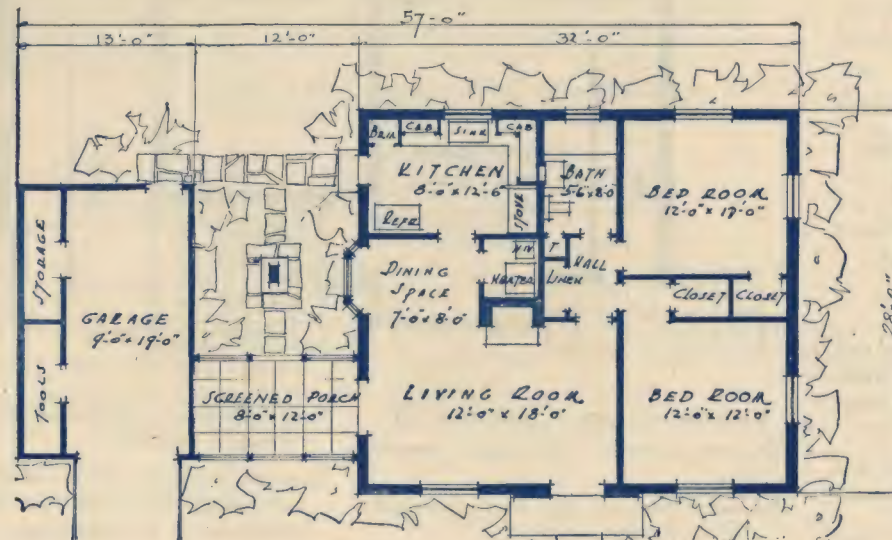
Complete plans and specifications, \$15

A Minimum Plan for a Cape Cod

THIS plan presents an unusually compact two-bedroom house with minimum hall and plumbing facilities. A small dining space is provided in a space off the living room. The bathroom has a towel closet. In the small hall adjoining the two bedrooms is a linen closet of generous size. A heater closet is provided just off the dining space for a central-heating system. The space between the house and garage not occupied by the porch is shown developed into a little formal garden.

The garage is equipped with two rooms, one for garden tools, the other for outside storage, and, besides being accessible from the street, offers communication to the kitchen.

This plan presents an unusual opportunity for the development of a north or west front and is especially economical to build.



SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

WALLS: Wood frame faced with common brick, painted. Termite shields are to be used in the foundation walls

FLOORS: Bath and kitchen, inlaid linoleum. Rest of house, oak

INTERIOR FINISHES: Walls and ceilings of all rooms except hall and dining space to be of gypsum board, textoned. The dining space and hall to be of knotty pine, stained, to be in harmony with other painted finish

PORCH: Floor of porch to be of cement, marked off in squares to represent tile

GARAGE: Frame construction with wide siding

ROOF: Both house and garage to have wood shingles

PLUMBING FIXTURES: Cast iron with porcelain closet

PAINTING: Three coats on exterior and four coats on interior

FIREPLACE: Faced with brick and to have a wood overmantel

WINDOWS: The screens and weather strips are provided

HEATING: House heater is specified to take care of the entire house comfortably, this being a gas-fired forced-air type

WHAT DO YOU WANT IN

Your KITCHEN?

★ In planning the ideal kitchen, you must consider the space available, the size of your family and what you expect to do in the kitchen. Do you want to eat in the kitchen? Perhaps you want to use it for entertaining because it is easy to clean and saves wear and tear on the rest of the house. Or it may conveniently serve as a sewing room or a place for the children to play. The kitchen is also an excellent place for ironing and light laundry. Determine all the things you may want to do in your kitchen, and then plan it to suit your requirements and desires.

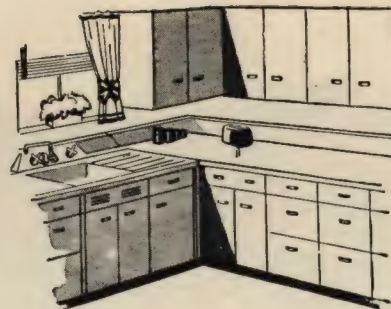
DO YOU WANT TO EAT IN THE KITCHEN?

★ If you want to eat in the kitchen, and most families eat at least one meal a day there, you will want to plan your kitchen with this in mind. You may want a dinette, or you may prefer to convert a corner of the kitchen into a breakfast nook, with convenient cabinet space for dishes, etc., and with built-in seats with storage space underneath. To conserve floor space, you may prefer a table that opens down from the wall or a breakfast bar along one wall or under a window. In any event, a properly planned kitchen will save many needless steps and also provide a pleasant, cheerful place to eat.



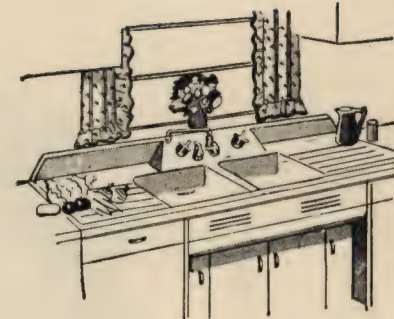
A PLACE TO PLAN YOUR WORK?

The kitchen planning desk will serve as a control station where the recipe files are kept, meals are planned and grocery lists are prepared. The telephone is convenient for calling the grocery store or meat market, and the planning desk also provides a handy place for the kitchen radio.



LOTS OF STORAGE SPACE?

Storage cabinets eliminate the need for a pantry, and, in remodeling, this space can be used for a breakfast nook or other purpose. Cabinets should be provided for storing foods near the refrigerator, pots and pans near the sink, cooking utensils, appliances and dishes near the range.



A WINDOW ABOVE THE SINK?

A window above the sink provides an interesting view to relieve the monotony of working; also maximum light reduces eyestrain and makes food preparation easier. Then, too, placing a sink below a window makes use of wall space that might otherwise be wasted.

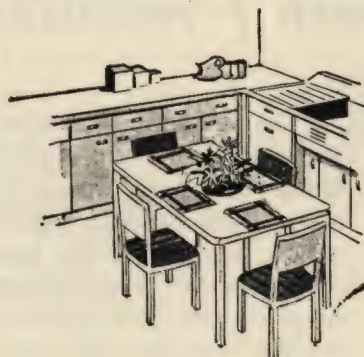
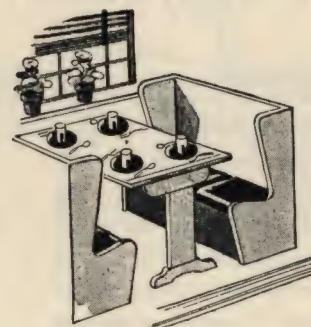
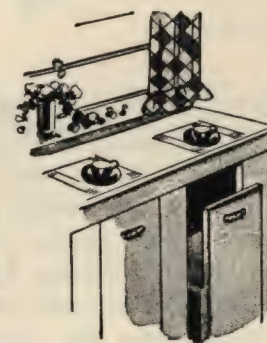


TABLE AND CHAIRS



BREAKFAST NOOK



BREAKFAST BAR



FOLDAWAY TABLE



2012-C

Complete plans and specifications, \$15

A Cheerful French Provincial

INSPIRED by the French Provincial, this plan presents many attractive features. The main feature of the front is the bay with windows from floor to ceiling; this, together with the entrance porch with its heavy wood trellis, giving it a semiprivate appearance; and the suggested garden wall, and the roof composition softened by the hips reversing the pitch on the extreme ends, all lend their influence to create the homey, cheerful atmosphere which distinguishes this design. Painted common brick walls are suggested, with a slate-colored roof and the blinds, shown on the bedroom window, in Oriental yellow.

The plan presents several unusual features. The dining room is placed in the center of the house, thus providing cross-ventilation through the living room. Off from the dining room is a terrace, and stepping stones to a garden development are suggested on axis with the large picture window. The kitchen is placed on the corner and is isolated from the sleeping quarters by placing the dining room in the position shown, thus protecting the bedroom wing from possible noise from clattering of dishes and from cooking odors.

Opposite the bay window in the living room is a wood-burn-

ing fireplace, and between the living room and the dining room are bookcases facing each other in the position usually occupied by the jamb.

The plan shows three bedrooms with generous closet space, and dotted lines across the hall indicate how Bedroom No. 3 may be omitted and how the closet serving Bedroom No. 2 can be built in the hall space. The terrace can be made accessible from the dining room.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type. Termite shielding is provided

EXTERIOR WALL: Common brick facing on frame construction. Brick to be painted with masonry paint

ROOF: Wood shingles, stained color selected

GABLES: Wide wood siding

BLINDS: Stationary, permanently fastened to wall

FLOOR CONSTRUCTION: Wood joists, subfloor, felt-and-oak finish in all rooms except kitchen and bath. Kitchen and bath to have linoleum floors on pine

INTERIOR WALLS: Generally to be of gypsum board and textone. A low knotty-pine wainscot is provided for dining room. Wainscot 4' high in kitchen and bath to be of linoleum

PLUMBING: Modern streamlined fixtures are provided

FIREPLACE: Brick facing with wood mantel. Heating to be provided by gas-fired space heaters

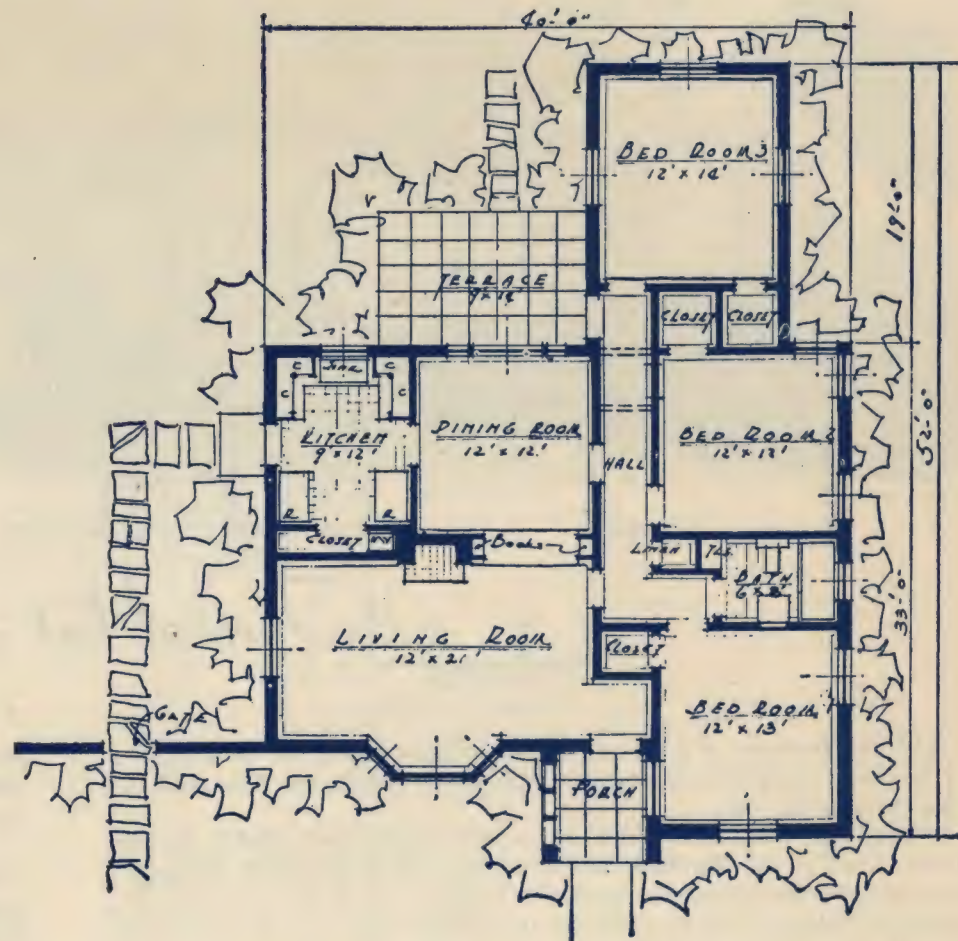
HARDWARE: Selected by owner

ELECTRICAL WORK: Generous outlets are provided for all appliances. Fixtures to be selected by owner

PAINTING: Three-coat work is specified for exterior, except on masonry walls, where two coats are provided. Three-coat work is specified for all interior wood trim, except in kitchen and bath, where four-coat enamel finish is desirable. The textone walls and ceilings are to be painted with two coats of flat wall paint

Terrace and porch are to be of cement, hard troweled finish

Towel and soiled-linen cabinet, bath accessories, medicine case, and gas wall heater are provided in bathroom





2013-C

Complete plans and specifications, \$15

Formal but Livable

ALL the features of a formal house, without losing the homey, livable atmosphere so characteristic of the South, are presented in this interesting plan.

You enter a hall off which are a large living room and a dining room. Close to this entrance hall is the bath. It is placed in this location in order that it may be used as a lavatory for guests; yet it is sufficiently isolated so as to serve the three bedrooms—or two bedrooms and the den, if a second living room is desired.

The living room has a fireplace on the end and a bay facing the front; opposite the bay window is a screened living porch.

The dining room suggests a formality desired by many, and has cor-

ner china cabinets in the east end, and a door to the screened living porch which permits food service from the kitchen through the dining room, making the unit available for outdoor dining.

The kitchen next to the dining room is economically laid out, with kitchen cabinets, hot-water heater, and refrigerator in locations designed to reduce the work of food preparation. Next to the kitchen is the service hall with access to the yard.

Two bedrooms have two exposures each, and the bedroom facing the front has three. This bedroom makes a perfect location for a den or second living room.

The closets are ample for each bedroom, and a storage closet is pro-

vided in the passage. The passage provides circulation to the various rooms and permits privacy to the sleeping and dressing units of the plan. A linen closet is provided in the bathroom.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type. Termite shielding is provided

EXTERIOR WALLS: To be of common brick, painted; the projecting bedroom is to be shingled and stained a Colonial white

ROOF: Wood shingles, stained

GABLES: Brick

BLINDS: Stationary, permanently fastened to wall

FLOOR CONSTRUCTION: Wood joists, sub-floor, felt, and finish-oak flooring, sanded, filled, shellacked and waxed, except in kitchen and bath. The kitchen and bath are to have linoleum finish floors

INTERIOR WALLS: Generally to be of gypsum plaster board, textoned, painted. A low knotty-pine wainscot is provided in dining room and a wainscot 4' high of linoleum is provided for the bathroom

FIREPLACE: Brick facing with wood mantel, brick hearth. A bookcase is provided along east side of mantel

PORCH: Cement floors, wood ceiling, and screened

PLUMBING: Modern streamline fixtures

KITCHEN: Flush panel doors on all cabinets

HARDWARE: Selected by owner

ELECTRICAL: Outlets are provided for all electrical appliances generally used and a sum of money is allowed for the selection of lighting fixtures by the owner

PAINTING: Three-coat work is specified for exterior woodwork. On masonry

walls and shingles, two coats are provided. Three coats are specified for all interior woodwork except in kitchen and bath, where four coats are desirable to produce an enamel finish. The textoned walls and ceilings are to be painted two coats of casein paint

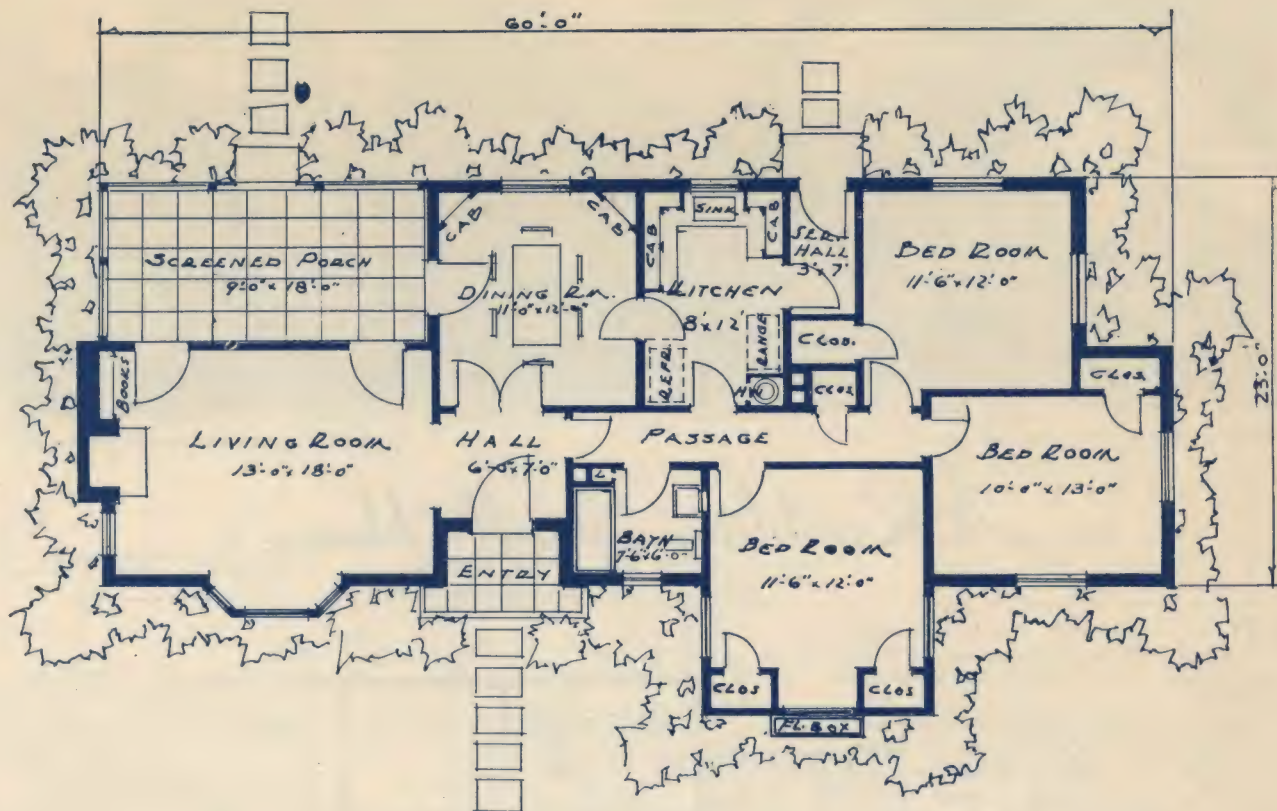
HEATING: Due to the various different types of fuel used, no special heating is provided, except that gas openings

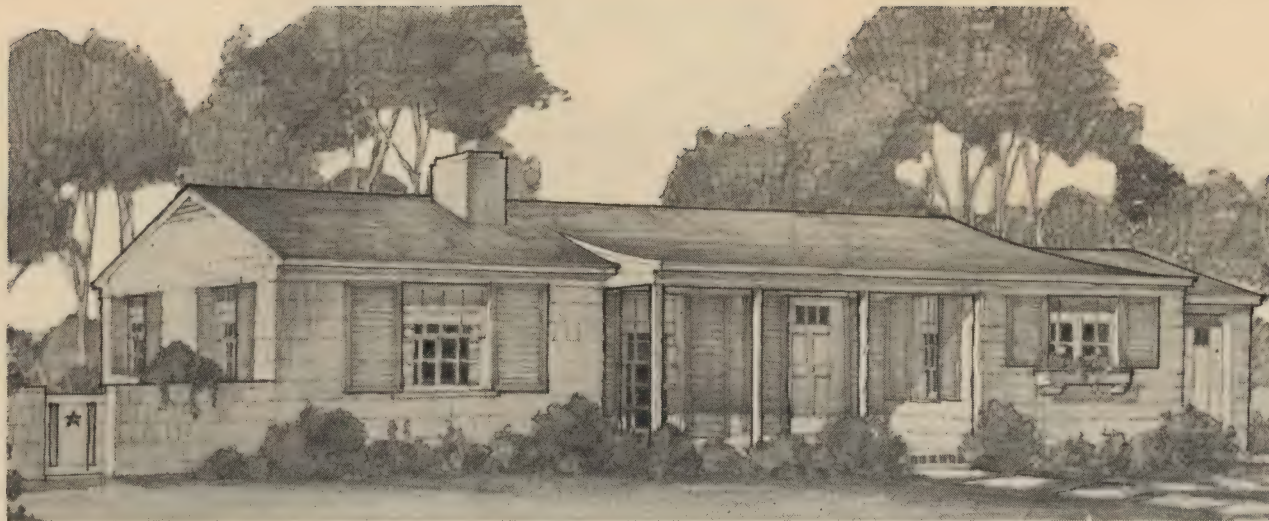
in each room are shown, to which space heaters can be connected

TOWEL and soiled-linen cabinet, bath accessories, medicine case, shower and curtain over tub, and gas wall heater are provided in the bathroom

WINDOWS AND DOORS: To have weather-strips

INSULATION: Over ceiling rafters





2014-C

Complete plans and specifications, \$15

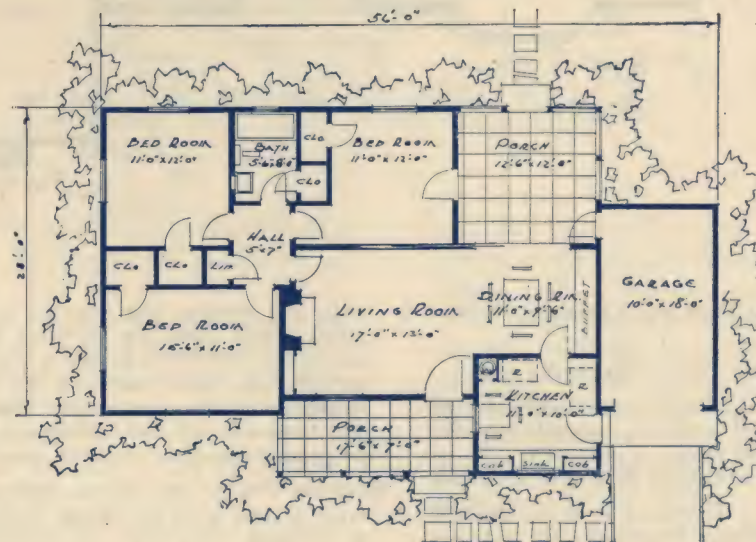
A Rambling Small Home

HERE is presented the rambling-type house developed to meet the particular requirements of the small-home builder in the South.

Generous porches with low sweeping roofs are designed for outdoor living and dining, and for the development of recreation and hobby areas. The kitchen is small and designed to provide the greatest convenience in minimum space. It has a streamlined cabinet at the north end, and space for the hot-water heater, range, refrigerator, and a small table.

The isolation of the sleeping units from all noise of operation of the household makes this plan particularly desirable. The hall is minimum in size.

The bath is in an ideal location for convenience of the sleeping units, and still close enough to the semipublic spaces to make its use convenient for guests.



SPECIFICATIONS

FOUNDATION: Reinforced concrete beam-and-pier type. Termite shielding is provided

EXTERIOR WALLS: Wood shingles on wood studs, and storm sheathing stained white

ROOF: Wood shingles, stained

GABLES: Wood shingles and louvers for attic ventilation

BLINDS: Wood slatted, permanently fastened to wall

FLOOR CONSTRUCTION: Wood joists, subfloor, felt and oak finish, filled, shellacked, and waxed. Kitchen and bathroom to have linoleum finish floors on pine

INTERIOR WALLS: Generally to be of gypsum plaster board, to which is applied two coats of textone to give it desired texture, and then painted two coats of casein paint. Bathroom is to have 4'-high linoleum wainscot, 6' high over tub

FIREPLACE: Brick facing, with wood mantel and bookcase

PLUMBING: Modern streamlined fixtures, subject to owner's selection, with shower over tub

HARDWARE: A sum of money is allowed for selection of finish hardware by owner

PAINTING: Three-coat work is specified for the exterior finish woodwork, except on exterior walls, which are to be of shingles stained with two coats of Colonial white stain. The roof shingles are to receive one coat of stain of color selected by owner. Three-coat work is specified for all interior woodwork except in kitchen and bath, where four coats are specified to provide an enamel finish. All textone walls and ceilings are to have two coats of casein paint, except in kitchen and bath, where walls and ceilings are to be enameled as specified for woodwork

PORCH FLOORS: To be of cement

INSULATION: Bat-type insulation is provided between the ceiling rafters

ACCESSORIES: Kitchen-sink top to be of linoleum. Streamlined flush panel doors on all cabinets. Towel and soiled-linen closet in bathroom. Bath accessories, medicine case, and gas wall heater in bathroom. Hot-water storage-type heater in kitchen



2015-C

Complete plans and specifications, \$15

For a Wide or Corner Lot

FOR the suburban lot, this is an economical, two-bedroom plan. The combination of stone on the living room and the shingled exterior of the balance of the house suggests a house that has stood for ages yet with its modern floor plan places it in a type for the more conservative builder.

The house is planned to face west, and one enters upon a covered porch which leads to the living room; this room has a large wood-burning fireplace on the east wall, opposite the floor-length bay picture window. To the south is a screened living porch and approach to the outdoor recreation area. On either side of the fireplace are bookcases from floor to ceiling. North of the living room is the dining room, which is served directly from the kitchen.

The kitchen is well planned for food preparation, and to the north of it is the service porch, pantry and entrance from the garage. A passage from the dining room, and also accessible from the living room, gives communication to the sleeping areas. Off this passage are two large bedrooms, a storage closet and a bath. The bath is placed close to the kitchen for economy in plumbing, and has a built-in towel and soiled linen cabinet. The bedrooms each have three exposures and are thereby well ventilated. The entire arrangement is snug and compact and suggests a security seldom found in the smaller houses.

ROOF: Wood shingles, stained

FLOORS: Wood joists, subfloor, felt and oak finish, filled, shellacked and waxed. Kitchen and bath, linoleum

INTERIOR WALLS: Gypsum plaster board. Bathroom is to have 4' 0" high linoleum wainscot, 6' 0" high over tub. Dining room, 2' 6" high knotty pine wainscot, painted

FIREPLACE: Brick facing and hearth, wood mantel

PLUMBING: Modern streamlined fixtures

PAINTING: Three-coat work specified for exterior finish woodwork. Three-coat work specified for all interior woodwork except kitchen and bath where four coats are specified. All textone walls and ceilings to have two coats casein paint

PORCH FLOORS: Of cement. Entrance porch to have a red brick border

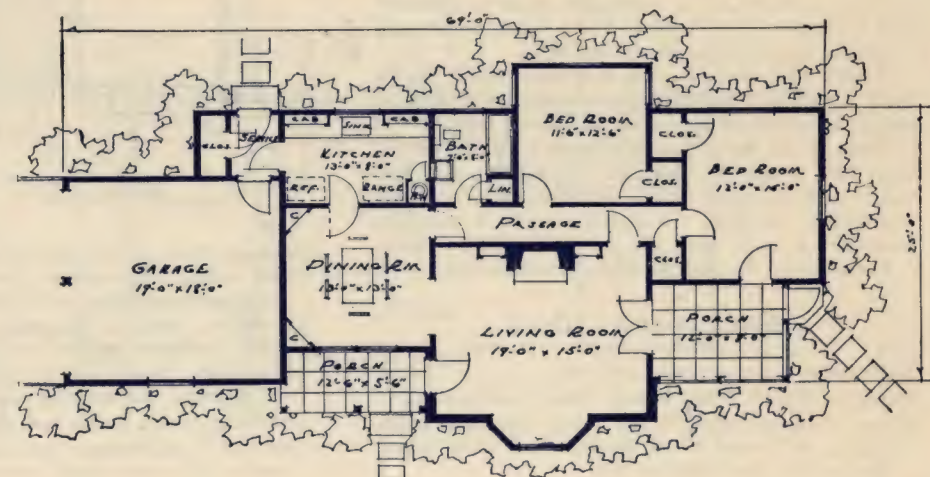
INSULATION: Bat-type, between ceiling rafters

HEATING: Gas outlets provided in each room to which space heaters or gas steam radiators may be connected. Hot-water storage type heater provided

SPECIFICATIONS

FOUNDATION: Reinforced concrete; termite shields. Ventilated

EXTERIOR WALLS: Wood shingles on wood studs; living room, stone veneer. Shingles to be stained Colonial white



An American Home

THE exterior of this house shows the influence of "Early America" in its design. The large windows not only provide light and ventilation but they look friendly and inviting, and the window blinds offer a splendid opportunity for the use of color. The attractive entrance porch is certainly a convenience in inclement weather, for it is irritating to a visitor to have to stand in the rain at the front door.

The entrance to the living room is to the left through double doors which add considerably to the effectiveness of good cross circulation. The view of the living room when entering is to the fireplace, which has been carefully studied and designed for interest and beauty. The room has plenty of furniture space, and an adjoining screened porch.

Behind the living room is a large dining room with doors entering from the hall, which gives privacy. The breakfast room is large and useful as a service space during dinners, or as an informal family eating space. This room has a bay window that will bring any garden development almost into the room.

To the right is the kitchen with streamlined modern type cabinets, and a layout that suggests efficiency and sanitation. The kitchen has a large pantry and a covered porch directly off the drive.

To the right from the hall is a room which can be used either as a bedroom, study, library or den, or might be converted into a second living room.

There is an open stairway leading to the second floor hall, and to the right and left are two airy bedrooms with generous closets. Between these is a bath opening to the hall and opposite it is a generous linen closet. Attic space for storage is also available.

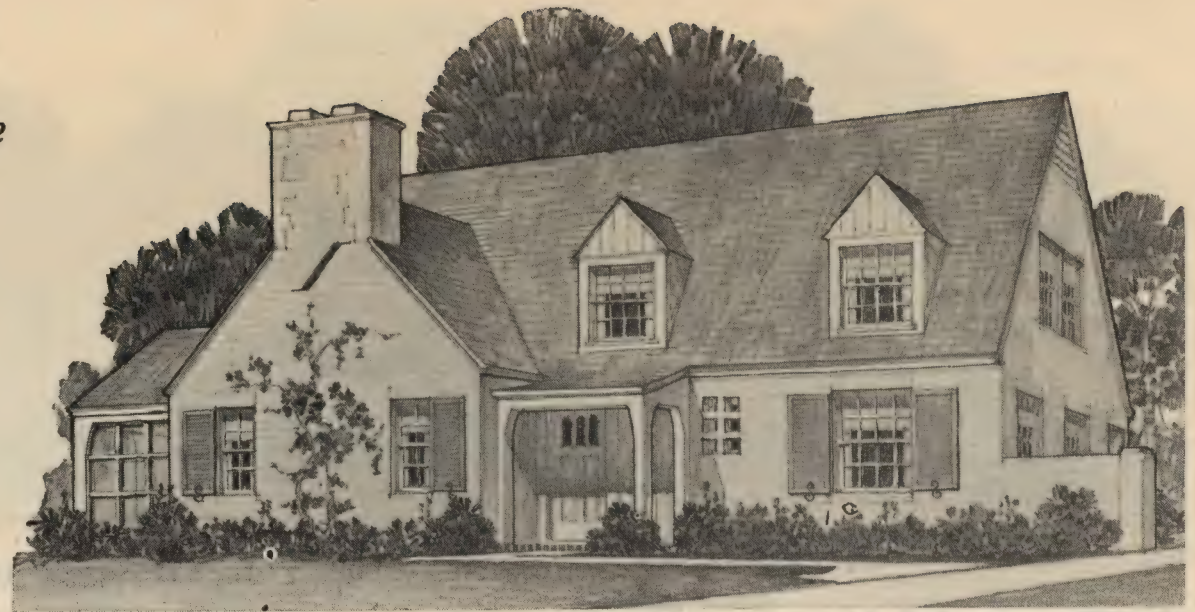
Plans cannot be altered without extra charge.

SPECIFICATIONS

FOUNDATION: Reinforced concrete

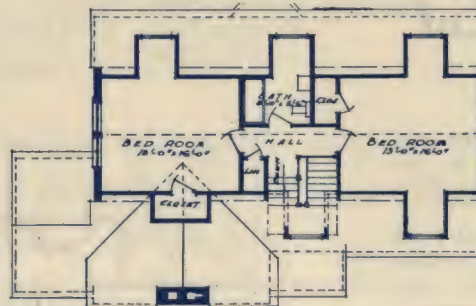
EXTERIOR WALL: Brick facing, frame construction

FLOOR CONSTRUCTION: Wood joists, subfloor, finish oak in all rooms except kitchen and baths, which are to have linoleum on pine



2016-C

Complete plans and specifications. \$25



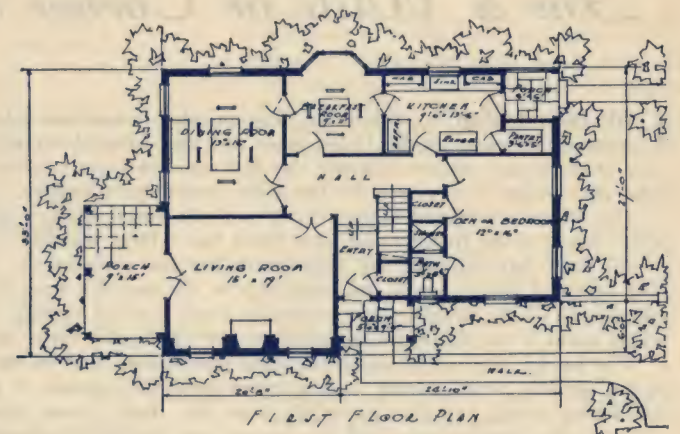
INTERIOR WALLS: Gypsum board and textone; low knotty pine wainscot in breakfast room; temper tile wainscot in kitchen

PLUMBING: Modern streamline fixtures. Automatic hotwater storage heater for gas

INSULATION: Under side of roof and ceiling and walls of dormers, blanket-type insulation

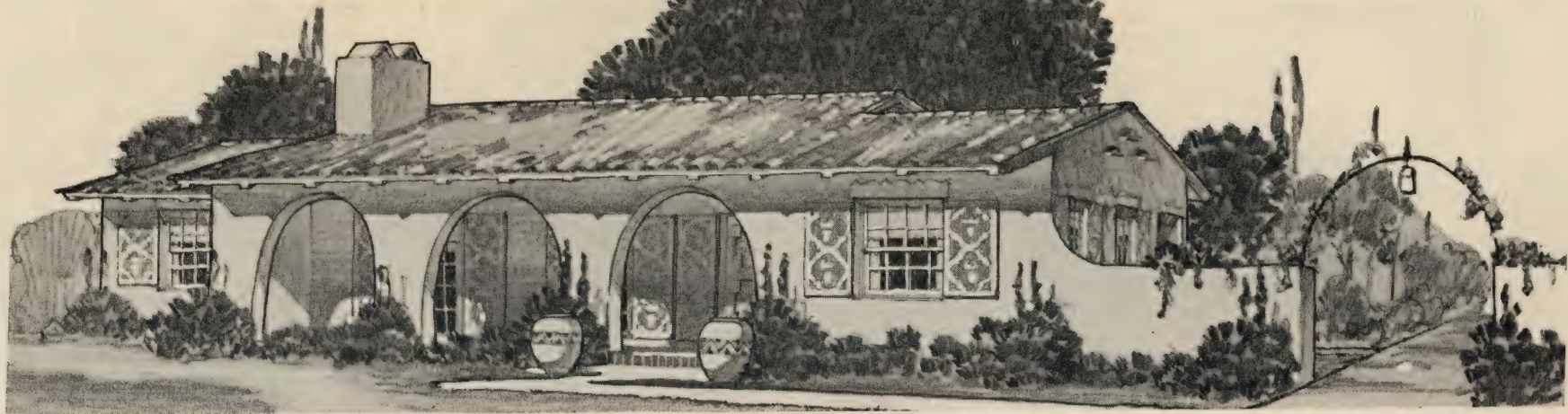
FIREPLACE: Brick facing and tile hearth, wood mantel

HEATING: Space heaters and circulators, wall heaters in baths. All rooms piped for gas



PAINTING: Three-coat work specified for exterior; masonry walls, two coats. Textone walls and ceilings, two coats casein paint

PORCH FLOORS: Stone flags on concrete slab



2017-C

Complete plans and specifications, \$15

HERE is a house with all the charm and glamor of the southern Americas designed around a floor plan adapted to the needs of the average North American family. Of particular interest to Southerners are the large covered porch with its three great arches, and the areas outside the kitchen and the opposite bedrooms that can be developed beautifully for outdoor-living spots. Inside, beamed ceilings in living and dining rooms, and windows reaching the floor, add to the house's charm.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type, termite shields

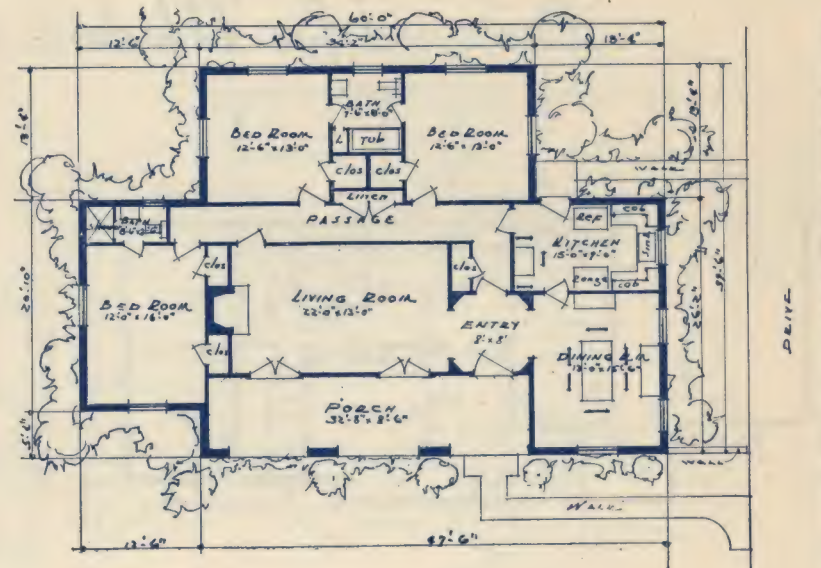
EXTERIOR WALLS: Wood studs, covered with metal lath and stuccoed with cement stucco, painted with masonry paint

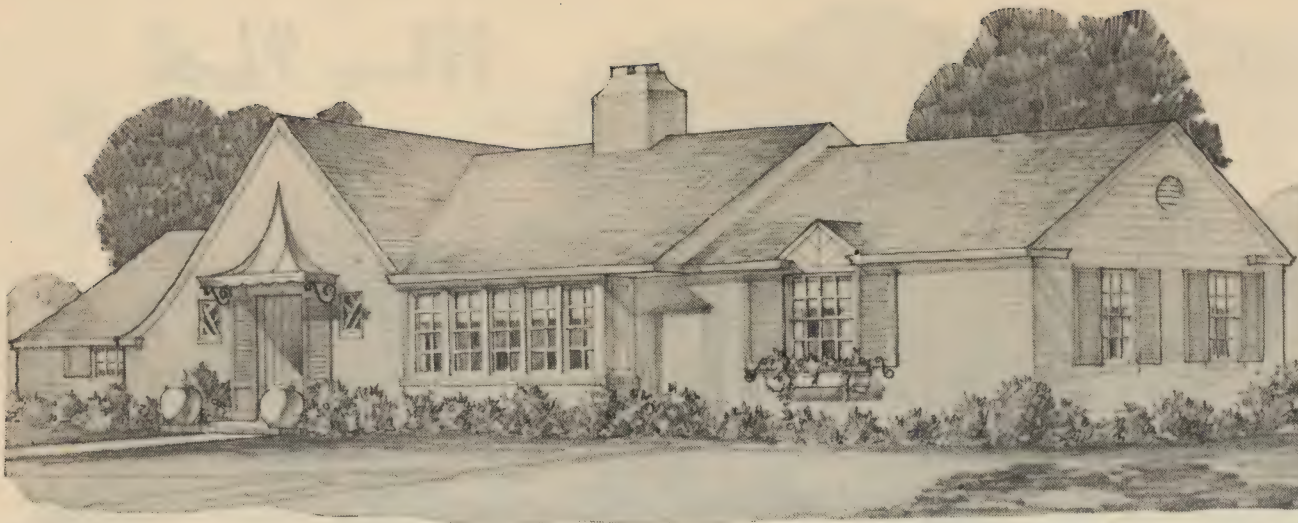
ROOF: Of mission clay tile over solidly sheathed and felt-covered decking

BLINDS: Solid boards cleated on back, ornament painted on face. Permanently fastened to walls

FLOOR CONSTRUCTION: Wood joists, sub-floor felt, and oak finish, filled, shellacked, and waxed. Kitchen and bath to have linoleum-finish floors on pine

INTERIOR WALLS: Generally of gypsum board covered with two coats of texture, painted with two coats of casein paint. Kitchen to have 4'-high wainscot of tile board. Bathroom to have 4'-high wainscot of linoleum except over tub, where it is to be 6'

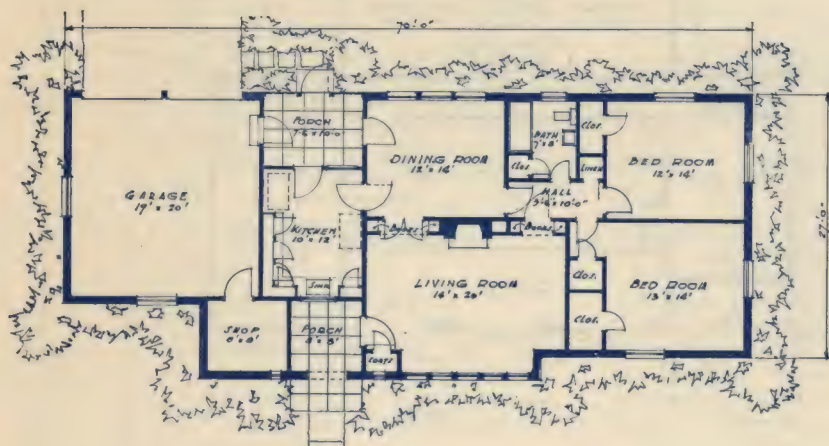




2018-C

Complete plans and specifications, \$15

Designed for Modern Living



TYPICAL of America is the style of this compact, neatly arranged and well-designed little house. The rooms are large and closely related for convenience of modern living. It is particularly interesting to note that there is no cross-circulation from the living area to the other part of the plan. The large windows in the living room give excellent light and ventilation. The small book alcoves are easily reached from the living or sleeping areas. Closets are plen-

tiful, and a shop room gives additional space for hobby or tools. The kitchen is well placed for convenience in serving to the dining room or to the porch, and with plenty of light and cross-ventilation. The exterior design is truly an expression of beauty and gives a feeling of comfort and security. Modern materials and methods are recognized in the planning and designing of these homes. Plastics and prefabrication are specified throughout.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type

EXTERIOR WALLS: Of brick, roof of plastic shingles

WINDOWS: Prefabricated, factory-fitted units. Doors and trim prefabricated

FLOOR CONSTRUCTION: Wood joists, sub-floor, insulation and finished oak flooring, sanded, filled, then varnished and waxed, except kitchen and bath where plastic composition is specified. Porch floors to be cement

INTERIOR WALLS: Plastic standard wall panels, prepared for painting

FIREPLACE: Brick facing with wood mantel

PLUMBING: Modern, streamlined fixtures

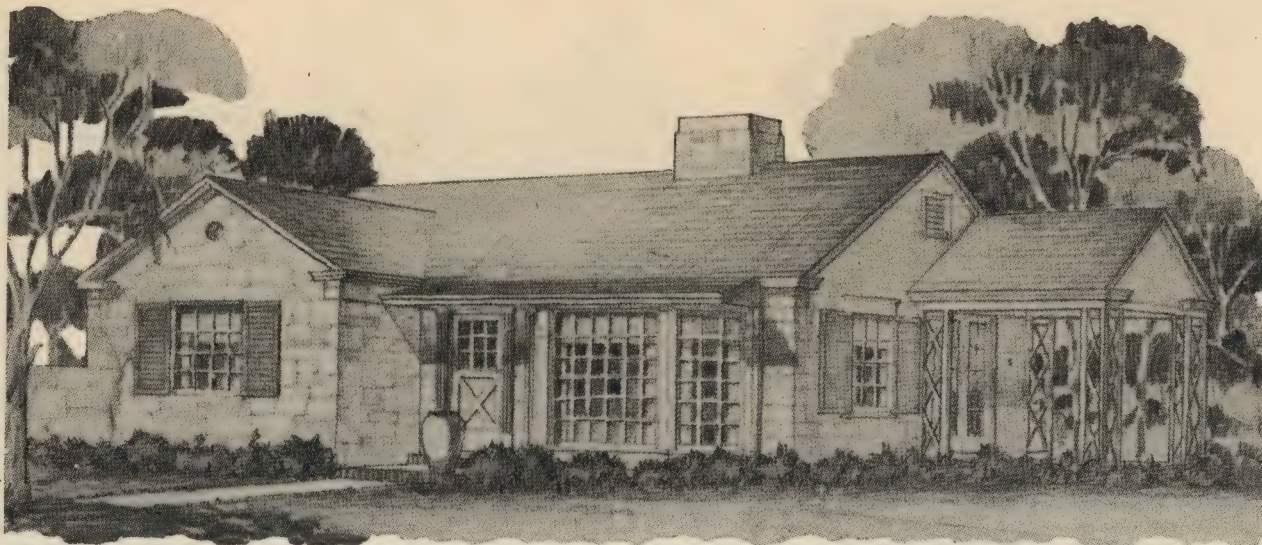
KITCHEN: Prefabricated cabinets, streamlined design hardware selected by owner

PAINTING: Three-coat work for exterior wood trim, three coats for all interior woodwork. Plastic panels to receive two coats resin emulsion paint

PREFABRICATED MEDICINE CASE: Over lavatory

HEATING: Gas-fired circulating heaters

INSULATION: Over entire ceiling



2019-C

Complete plans and specifications, \$15

A Dream in Modern Plastics and Prefabrications

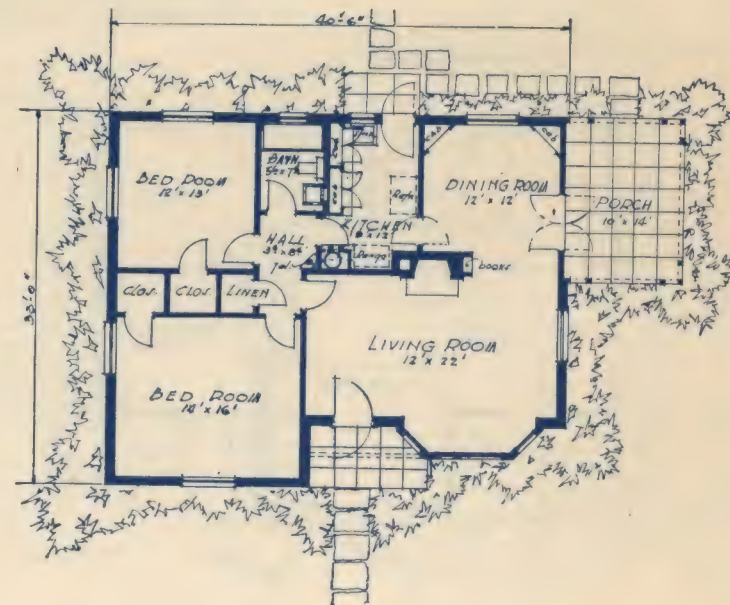
THIS plan incorporates present-day materials and methods of construction with the new ideas of complete harmony between the interior and exterior living and play areas. The large porch and the spacious living room allow for convenience in circulation between indoors and outdoors. The approach to the house is direct and well shielded by the entrance alcove. The large bay window on the front is interesting to the exterior design and also for the arrangement of furniture for the living room. Bedrooms are large and have excellent light and cross ventilation. The bath and kitchen

are arranged back to back for economy and convenience. It should be noted further that modern plastic materials and prefabricated construction methods are to be used in the construction of this house.

The foundation is of reinforced concrete, beam-and-pier type. Exterior walls of stone, roof of plastic shingles. The windows are prefabricated, factory-fitted units, except specially constructed bay window, which also may be prefabricated. Doors and trim are prefabricated. Floor construction of wood joists, subfloor, insulation and finished oak flooring, sanded, filled, varnished and

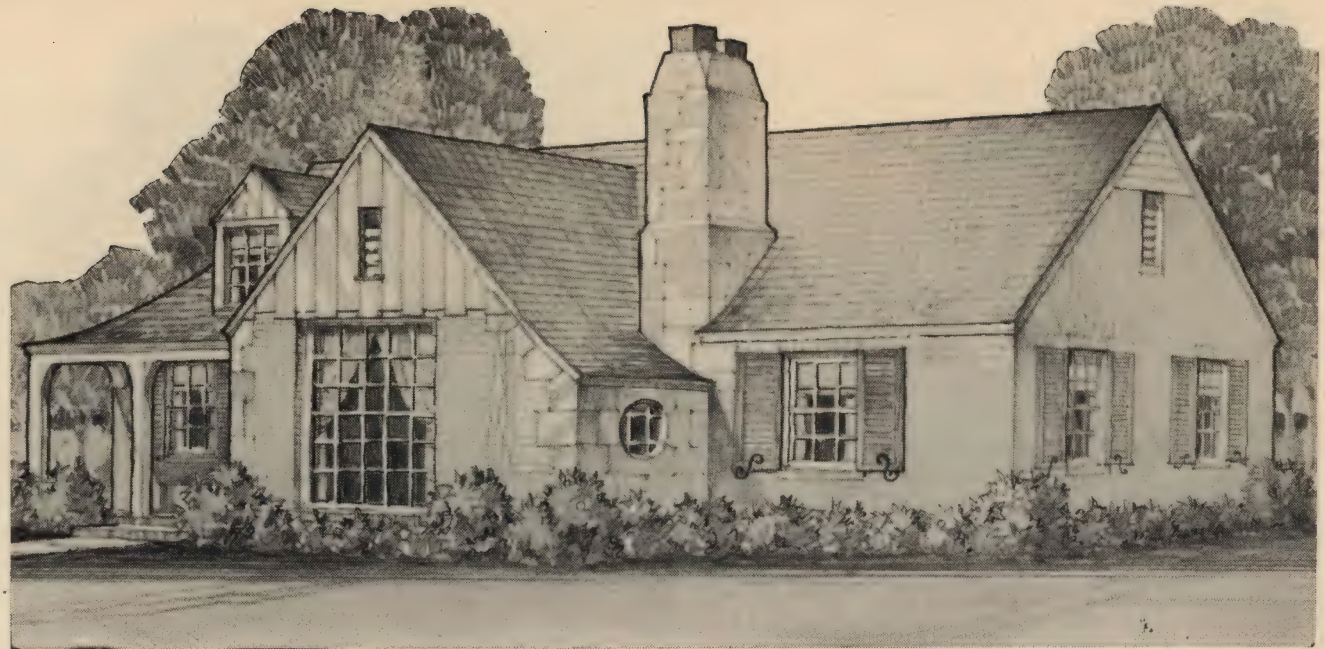
waxed, except in kitchen and bath where plastic composition floors are specified.

Interior walls generally are to be of plastic standard wall panels, prepared for painting. Fireplace to have a brick facing with a wood mantel. Porch floors to be of cement. Plumbing to be modern, streamlined fixtures. In kitchen prefabricated cabinets, streamlined design hardware, to be selected by owner. Electrical outlets are provided for lighting appliances, and a sum of money is allowed for the selection of fixtures. Painting: three-coat work is specified for exterior wood trim and three coats are specified for all interior woodwork. Plastic wall panels are to be painted two coats of resin emulsion paint. Prefabricated medicine case is specified over lavatory. Heating is to be provided by gas-fired circulating heaters. Insulation is specified over entire ceiling.



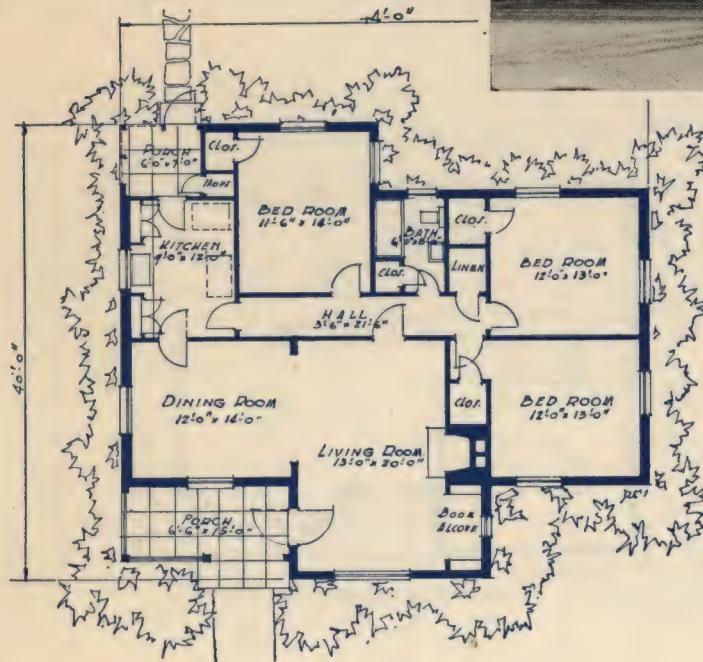
Designed for Gracious Living

COMPACT and arranged to give the conveniences of a large, expensive dwelling, this three-bedroom house is designed so the cost will be within the range of a medium small house. The extra bedroom may be used for a guest or a study or hobby room. The living and



2020-C

Complete plans and specifications, \$15



dining areas are large and arranged to give quiet, comfortable living and convenience when entertaining friends and small parties. The large picture window in the living room gives excellent light to the entire living room and especially to the reading space in the book alcove.

The design allows for the use of modern prefabricated materials and methods which express a feeling of beauty and security. Porches are well placed for beauty and convenience of outdoor living.

SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

EXTERIOR WALLS: Of brick and stone, roof of plastic shingles

WINDOWS: Prefabricated, factory-fitted units. Doors and trim prefabricated

FLOORS: Wood joists, subfloor, insulation and finished oak flooring, sanded, filled, varnished and waxed; kitchen and bath, plastic composition floors specified

INTERIOR WALLS: Generally of plastic standard wall panels, prepared for painting

FIREPLACE: Brick facing with wood mantel

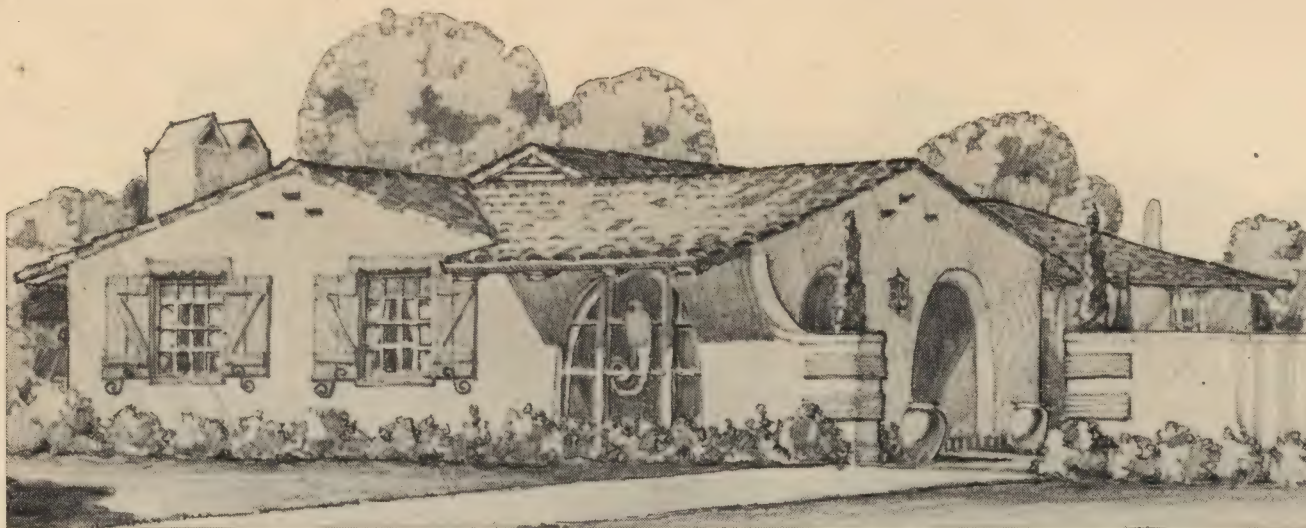
PLUMBING: Modern, streamlined fixtures. In kitchen, prefabricated cabinets, streamlined design hardware to be selected by owner

ELECTRICAL WORK: Outlets provided for lighting appliances; sum of money allowed for selection of fixtures

PAINTING: Three-coat work specified for exterior wood trim and three coats for all interior woodwork. Plastic wall panels to be painted two coats of resin emulsion paint

HEATING: Gas-fired circulating heaters

INSULATION: Over entire ceiling



2021-C

Complete plans and specifications, \$15

Both Beauty and Character

BEAUTY and character are incorporated to give the average family the advantages of the finest house. Designed around the features of the Spanish influence, a plan has been worked out to give large and comfortable living space to a compact and well-arranged plan. It has a convenient and attractive entrance from the drive to a large porch which opens into a hall that gives perfect circulation to any part of the house.

The large living room has a very attractive fireplace at one end and, with the five windows that allow for plenty of light and ventilation, there is still more wall space for furniture than is found in the average plan. Bedrooms are large and well supplied with closet space. The bath and kitchen are so arranged as to assure the most economical installation of plumbing fixtures. The adaptability of this plan to the use of modern materials is a feature of great importance to present-day planning.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type

EXTERIOR WALLS: Cement stucco painted with masonry paint

ROOF: Tile, or plastic if preferred

WINDOWS: Prefabricated, factory-fitted units. Doors and trim prefabricated

FLOOR CONSTRUCTION: Wood joists, sub-floor, insulation and finished with oak flooring

PORCH FLOOR: To be cement

INTERIOR WALLS: Standard plastic wall panels prepared for painting

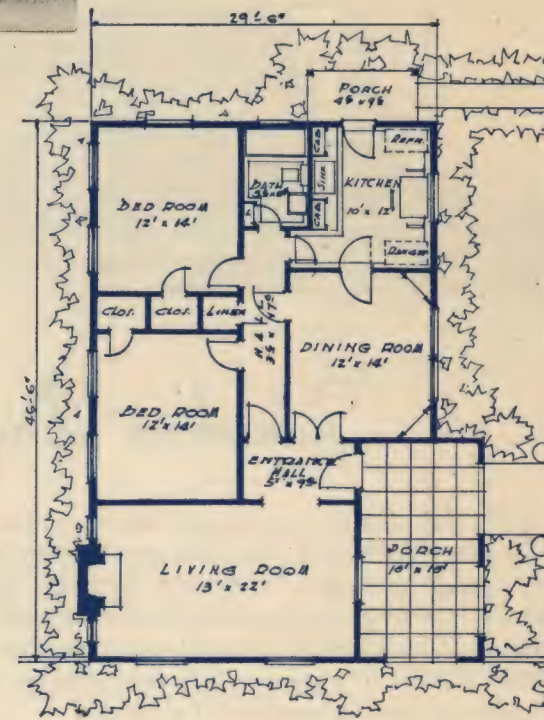
FIREPLACE: Tile hearth and facing with wood mantel

PAINTING: Interior painting to be three coats, all exterior woodwork three coats

PREFABRICATED MEDICINE CASE: Specified over lavatory

HEATING: Gas-fired circular heaters

INSULATION: Over entire ceiling





2022-C

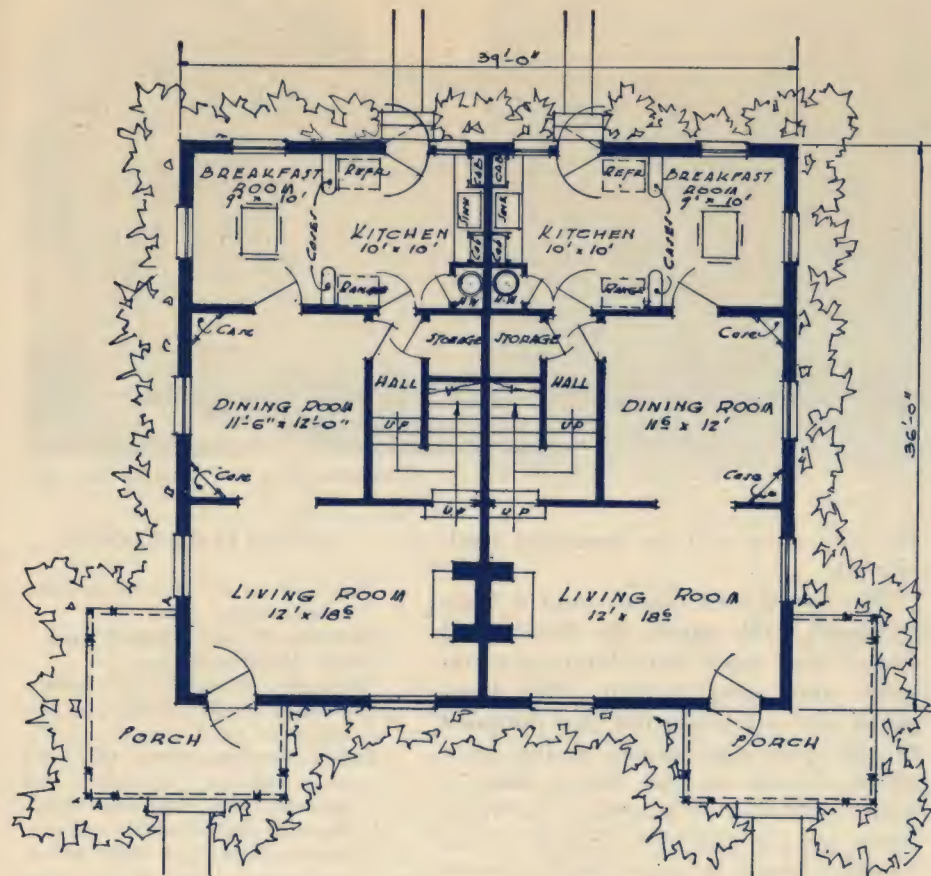
Complete plans and specifications, \$25

Suburban Duplex

AN ideal plan for present-day housing requirements. The congenial, homelike appearance adds considerable interest to this inexpensive, neatly arranged, two-family dwelling. The straightforward residential type of design expresses an individuality seldom found in a duplex. Each unit is well arranged for privacy and comfortable living for either indoors or outdoors, and the location of the stairway provides a close connection between all elements.

Note the nice arrangement of kitchen and breakfast room with cabinets between for storage of dishes and as serving counters at mealtime. The kitchens and baths are so placed as to provide the most economical plumbing installation. The living rooms with their long, large windows and the location of the fireplace at the end of the room allow for an interesting arrangement of furniture and attractive interior decorating.

The second floor with its two bedrooms to each unit provides an excessive amount of area for sleeping, and large closets for storage of clothes and linens. The exterior design and all structural elements are adaptable to the use of modern plastic materials.



SPECIFICATIONS

FOUNDATION: To be of reinforced concrete, beam-and-pier type

EXTERIOR WALLS: Both masonry and frame construction

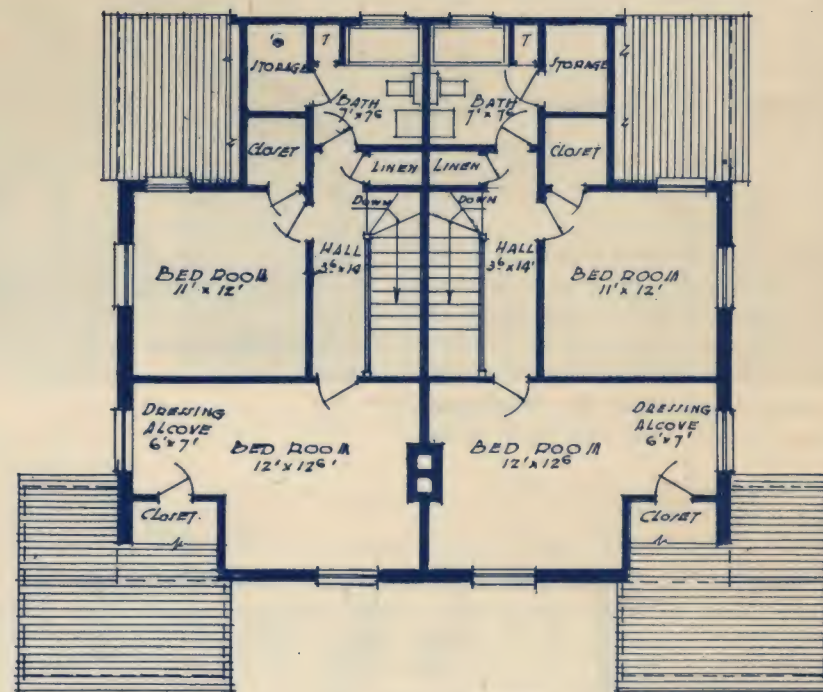
ROOF: Either wood or plastic shingles

WINDOWS: Prefabricated, factory-fitted units. Doors and trim prefabricated

FLOOR CONSTRUCTION: Of wood joist, subfloor, insulation and finish with oak flooring

PORCH FLOOR: To be cement

INTERIOR WALLS: Standard plastic wall panels prepared for painting



FIREPLACE: Brick hearth and facing with wood mantel

PAINTING: Interior painting to be three coats, all exterior woodwork three coats

PREFABRICATED MEDICINE CASE: Specified over lavatory

HEATING: Gas-fired circulating heaters

INSULATION: Over second floor ceiling

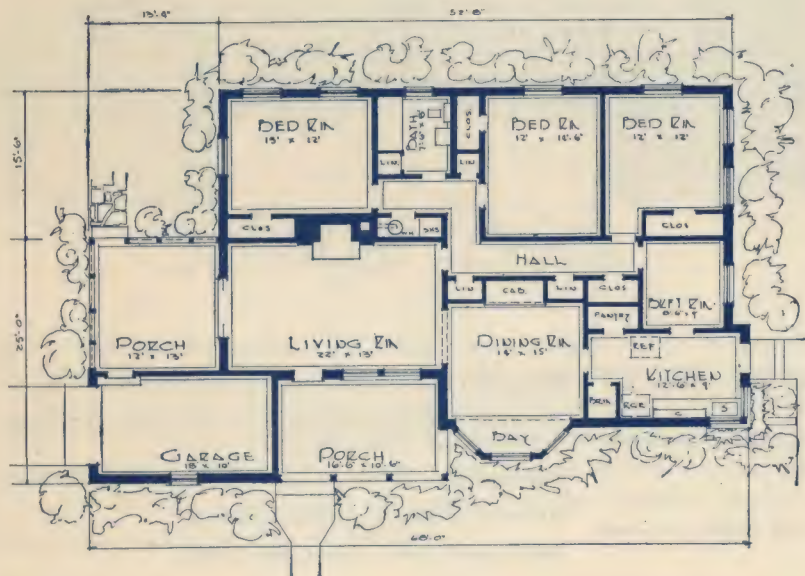
An Excellent Plan for a Corner Lot

PLANNED for a corner or wide inside lot, attention here has been placed on the grouping of all elements into one interesting design. The garage and porches are arranged to provide the maximum use of both front and rear yards



2023-C

Complete plans and specifications, \$15



for play areas and for beautiful landscaping.

The living room opens onto a large screened porch where the family and friends may enjoy many hours of recreation and entertainment. The front porch and attractive bay are designed to give grace and charm to the front of the house. In the dining room a built-in cabinet is provided for table linens and other service accessories. The breakfast room is conveniently located and especially useful for informal family meals.

The service to the kitchen from the front is good and is shielded from the rest of the house by its indirect approach. All bedrooms are large and ample closet space is provided for each bedroom, kitchen and additional linen storage.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type

EXTERIOR WALLS: Painted brick

ROOF: Plastic shingles

WINDOWS: Prefabricated, factory-fitted units. Doors and trim prefabricated

FLOOR CONSTRUCTION: Of wood joist, subfloor, insulation and finished oak flooring. Porch floors to be cement

INTERIOR WALLS: Standard plastic wall panels prepared for painting

FIREPLACE: Brick hearth and facing with wood mantel

PAINTING: Interior to have three coats, and all exterior woodwork three coats

PREFABRICATED MEDICINE CASE: Is specified over lavatory

HEATING: Provided by gas-fired circulator heaters

INSULATION: Over entire ceiling

TIME was when the bathroom was the last and least considered room when planning the new residence. A cubbyhole equipped with the meager essentials of tub, lavatory and commode was accepted as sufficient.

But not so today! The modern bathroom is a thing of joy and as much consideration is given it as is accorded to any room in the house, for upon its convenience and efficiency depends, in a large measure, the comfort of every member of the family.

Opportunities have never been so great for your own self-expression in the selection of equipment, fixtures and decorations conforming to the needs and tastes of your family.

FITTING THE BATHROOM TO YOUR SPACE

The diagrams of six basic bathroom arrangements (shown below) are presented in the hope that they will be of use to you in planning your own.

Usually the fixtures in a bathroom number three—the lavatory, the bathtub and the closet. Sometimes the added convenience of a second lavatory or a dental



There is charm and distinction in this beautiful powder room



This charming bathroom has many features to recommend it in the modern home

The Modern Bathroom

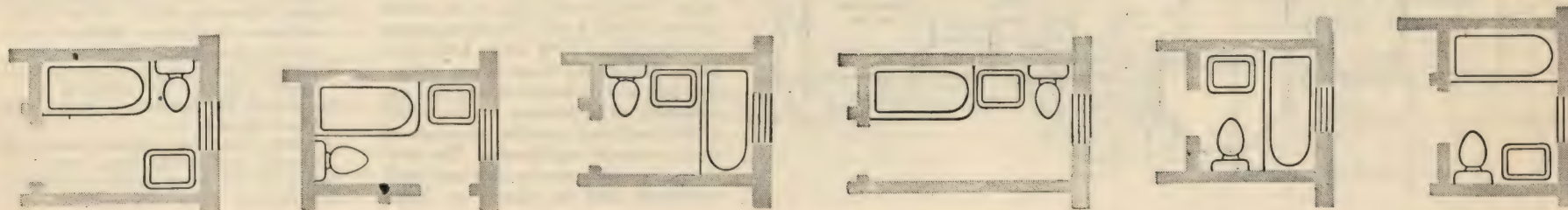
lavatory is desired. But basically any bathroom plan must have a place for these three fixtures and they must be located so they are easy of access with sufficient room between them to make for maximum convenience.

In planning a bedroom, living room or dining room, furniture can be placed

where fancy dictates. In a bathroom, other factors control the arrangement of the fixtures. For example, whether a fixture is placed against one wall or another might mean the saving of many dollars in installation cost. This is why it is so advisable to call in a Master Plumber before the plans in any bathroom have gone

too far. His advice and recommendation will assure you a properly planned room—one that will give you many years of satisfactory service.

Obviously there are a large number of arrangements of fixtures possible in a bathroom. However, most of these fall into the six basic plans as illustrated. These plans are only intended to show the location of bathtub, lavatory and closet with relation to each other. These will serve as a start in helping you plan your bathroom.

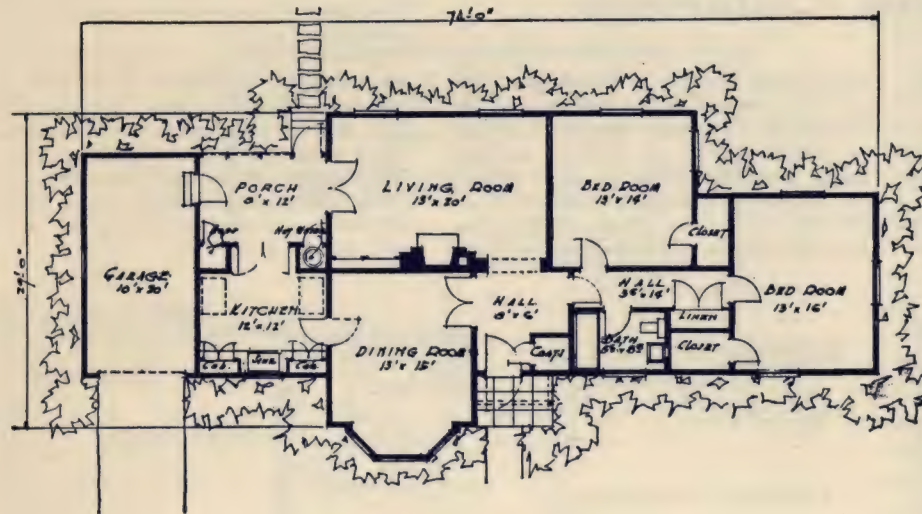




2024-C

Complete plans and specifications, \$15

A Roomy and Adaptable Home



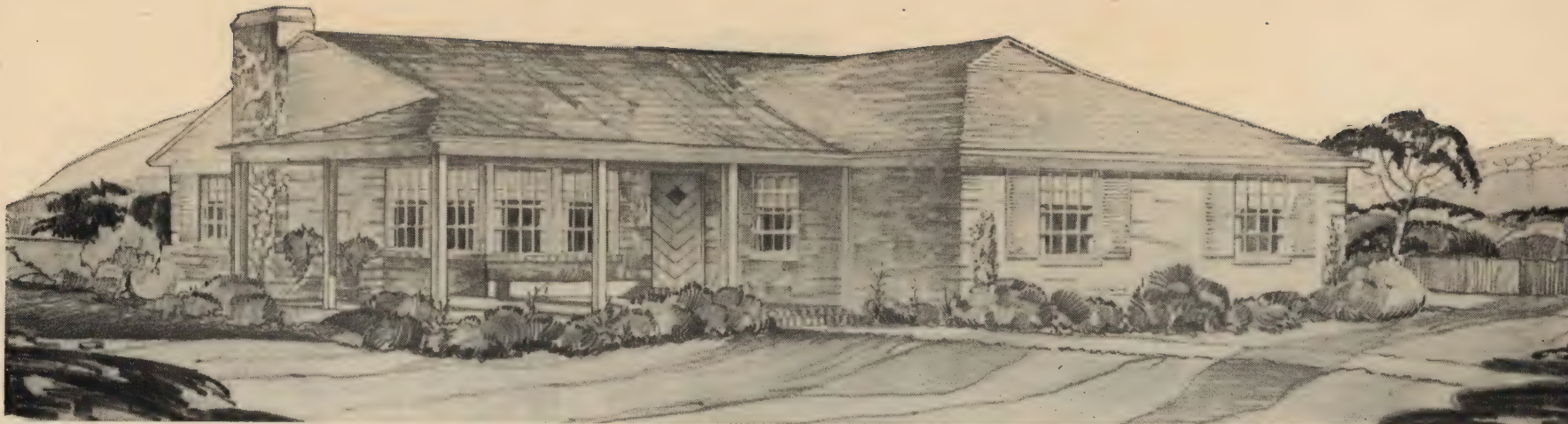
FOR the fairly well-to-do small family, this modern residence combines the desirable factors of lasting charm, distinguished character, and economical construction. The housewife will be especially interested in the conveniently arranged rooms providing the minimum of extra steps in caring for the house.

There is an entrance hall, with its clothes closet, opening into the living room, dining room, and to the other portions of the house. The living room is distinguished by a lovely brick fireplace. The dining room has an attractive bay and is large enough for entertaining. The kitchen is connected to the porch and provides an excellent spot for snacks and lunches. The bedrooms are generous in size and well ventilated, and the closets are large

and conveniently located. The adaptability of this plan to the use of modern materials is interesting.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type
EXTERIOR WALLS: Siding
ROOF: Plastic shingles
WINDOWS: Prefabricated, factory-fitted units. Doors and trim prefabricated
FLOOR CONSTRUCTION: Wood joist, subfloor, insulation, finished with oak flooring; porch floor, cement
INTERIOR WALLS: Standard plastic wall panels prepared for painting
FIREPLACE: Tile hearth and facing with wood mantel
INTERIOR PAINTING: Three coats, all exterior woodwork three coats
HEATING: Gas-fired circulator heaters
INSULATION: Over entire ceiling



2025-C

Complete plans and specifications, \$15

CHARACTER, quality, and spaciousness are requisites in the house of today, which must also meet the economical requirements of the family who want to live comfortably within their means. This house has lovely porches for friendly gatherings in the evening, and a passage to the garage for protection in inclement weather.

It is especially interesting to note how the study alcove is worked in to provide space for enjoyable reading and to shield the entry from the rest of the living area. All rooms can be reached easily from the front without unnecessary walking. Circulation is excellent throughout the entire house. The bedrooms are large and well ventilated. A space is provided for breakfast or snacks in the kitchen; also, the back porch may be used for outside dining.

A stairway is provided to the basement which gives additional space for a heating unit, storage, or a playroom for the children. This basement may be omitted and the stair space turned into closets if desired.

The exterior is designed for charm and distinctive character. The stone walls are interesting, add strength and security to the design.

Character, Quality, Comfort

SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

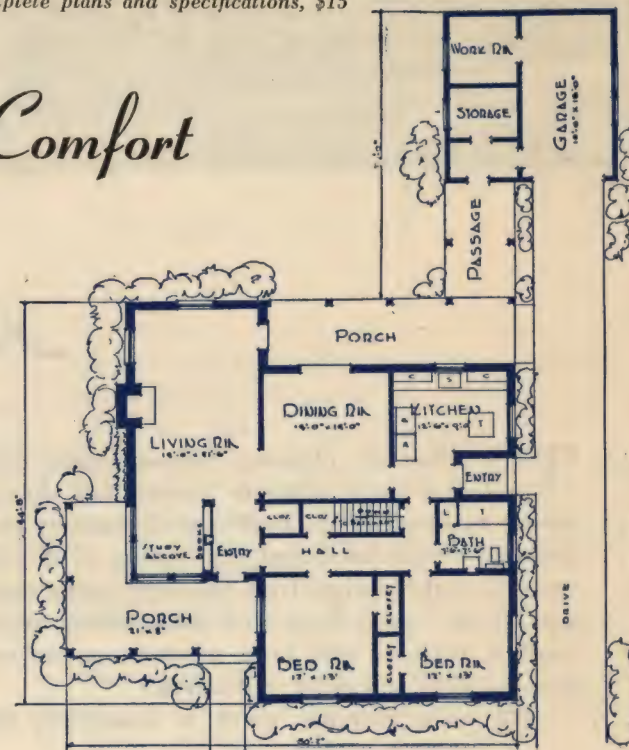
EXTERIOR WALLS: Wood studs, sheathed solid, covered with building paper and stone outside

ROOF: Best grade of wood shingles

BLINDS: Wood, securely fastened to wall

FLOOR CONSTRUCTION: Wood joist, subfloor felt and oak finish, filled, shellacked and waxed. Kitchen and bath to have linoleum finish floors on pine

INTERIOR WALLS: Generally of gypsum board, covered with two coats of textone, painted with two coats of casein paint. Kitchen to have 4' high wainscot of tile board. Bath to have 4' high wainscot of linoleum, except over tub where it is to be 6' high





2026-C

Complete plans and specifications, \$25

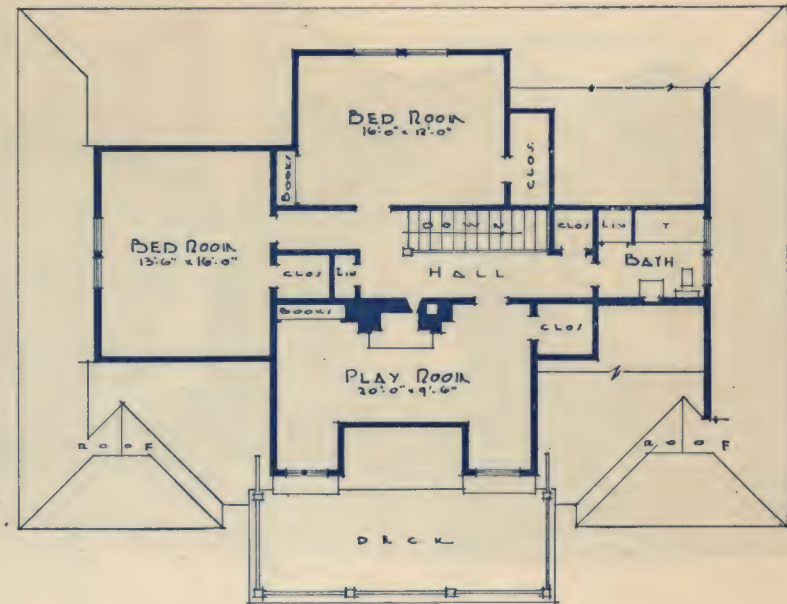
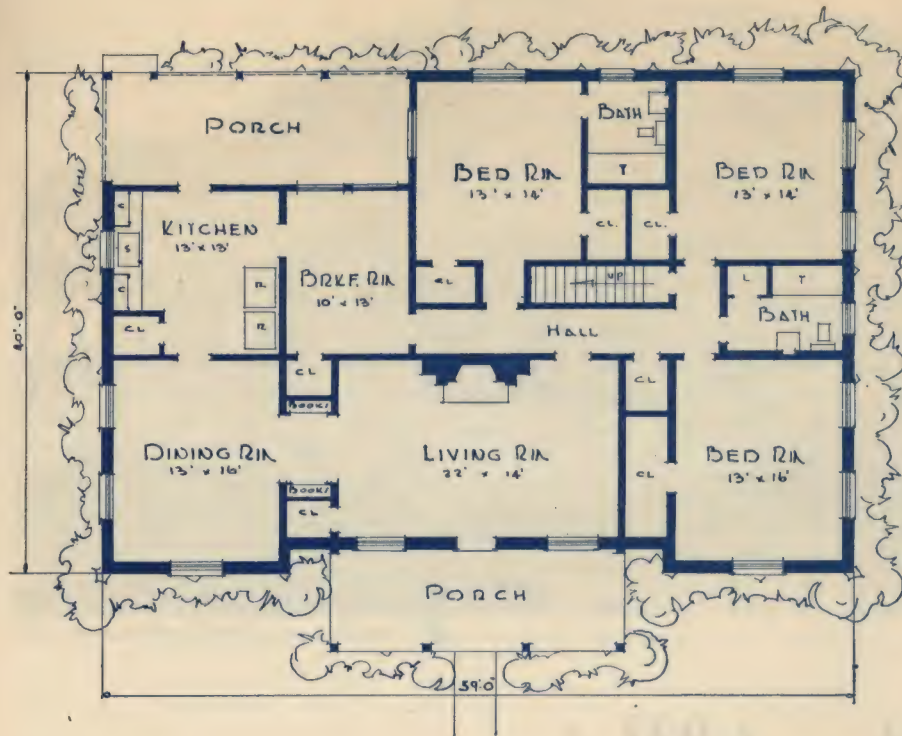
A Compact Colonial

THROUGH its pleasing, balanced proportions this small Colonial house achieves beauty and character. The plan arrangement solves the problems of economy through compactness and a most intelligent relationship of all living areas. Each room is easily reached from the large living room or any other part of the house. Even with the compact arrangement, every room is provided with large windows on two or more walls to provide light and good ventilation.

The large entrance porch is beautifully designed in the

Colonial style as a feature to the front of the house. Upon entering the living room, the first thing that meets the eye is the fireplace which has been designed to give charm and dignity to the entire room. There is a built-in book alcove between the living room and dining room for choice books.

Each bedroom is large and provided with ample closet space. The master bedroom has its own bath and two closets. Both the dining and breakfast rooms are large and nicely located for serving either formal or informal meals. The rear screened



SPECIFICATIONS

porch offers many advantages for afternoon and evening visiting and games.

A stairway is shown to the attic which may be used for additional rooms or storage space. The second floor plan indicates how this space may be developed into two large bedrooms, a play room and a bath. The cost of making use of this feature would be small. However, the stairway may be omitted entirely and turned into closets instead.

- FOUNDATION:** Reinforced concrete, beam-and-pier type
- EXTERIOR WALLS:** Of brick with framing of wood studs on which is placed diagonal sheathing covered with building paper
- ROOF:** To be plastic shingles
- WINDOWS:** Prefabricated, factory-fitted units. Doors and trim prefabricated
- FLOOR CONSTRUCTION:** Wood joist, subfloor, insulation and finished oak flooring, sanded, then filled, varnished and waxed, except in kitchen and bath where linoleum floors are specified
- INTERIOR WALLS:** Generally to be gypsum board prepared for painting

FIREPLACE: To have brick facing with wood mantel

PORCH: Floors to be cement

PLUMBING: Modern streamline fixtures

KITCHEN: Prefabricated cabinets, streamline design hardware, to be selected by owner

ELECTRICAL WORK: Electrical outlets provided for lighting appliances. A sum of money is allowed for selection of fixtures

PAINTING: Three-coat work specified for all interior woodwork. Walls to be painted two coats of resin emulsion paint

PREFABRICATED MEDICINE CASE: Specified over lavatory

HEATING: To be provided by gas-fired circulating heaters

INSULATION: Specified over entire ceiling



2027-C

Complete plans and specifications, \$25

Versatile, English, and Modern

TYPICAL of many fine American homes of today, this house reflects the English influence. On the first floor all phases of living requirements, including two bedrooms for the family and a guest room, are cleverly arranged and connected to one another for convenience in living and economy in construction. Special attention is given to the flexibility of this arrangement.

A second-floor plan has been worked out that is optional. If the extra space is needed, a stairway to the rooms above could be built where indicated. There is sufficient area for two additional bedrooms, a

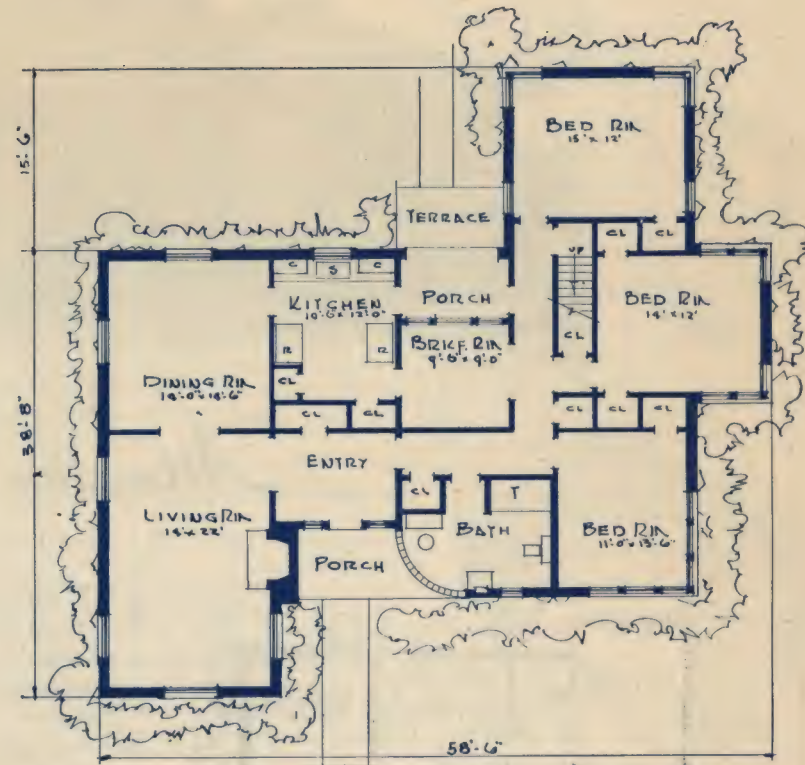
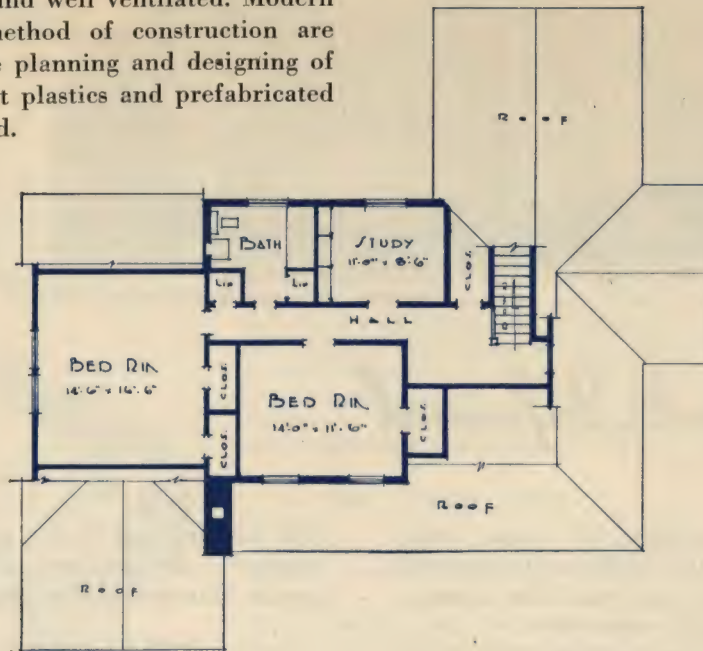
study and a bath, and plenty of closets for storage. However, any one or all of these rooms may be omitted and the entire plan then develops into a one-story house, with the stairway turned into closets.

A step further could be made to satisfy economical requirements for those who demand dignity in design, but the minimum in floor area, by leaving off the first-floor rear bedroom.

The front and rear entrances are shielded from the weather by covered porches.

A touch of modern is expertly indicated by the use of glass blocks

to form the curved wall in the bathroom. All rooms are large and well ventilated. Modern materials and method of construction are recognized in the planning and designing of this house so that plastics and prefabricated units may be used.



SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

EXTERIOR WALLS: To be brick with framing of wood studs on which is placed diagonal sheathing covered with building paper

ROOF: To be plastic shingles

WINDOWS: Prefabricated, factory-fitted units. Doors and trim prefabricated

FLOOR CONSTRUCTION: Wood joist, sub-floor, insulation and finished oak flooring, sanded, filled, varnished and waxed, except in kitchen and bath where linoleum floors are specified

INTERIOR WALLS: Generally to be gypsum board prepared for painting

FIREPLACE: To have brick facing with wood mantel

PORCH FLOORS: To be cement

PLUMBING: Modern streamlined fixtures

KITCHEN: Prefabricated cabinets, also streamline design hardware to be selected by owner

ELECTRICAL WORK: Electrical outlets provided for lighting appliances. A sum of money is allowed for selection of fixtures

PAINTING: Three-coat work specified for all interior woodwork. Walls to be

painted two coats of resin emulsion paint

HEATING: To be provided by gas-fired circulating heaters

INSULATION: Specified over entire ceiling

GLASS BRICK: For curved wall of bath

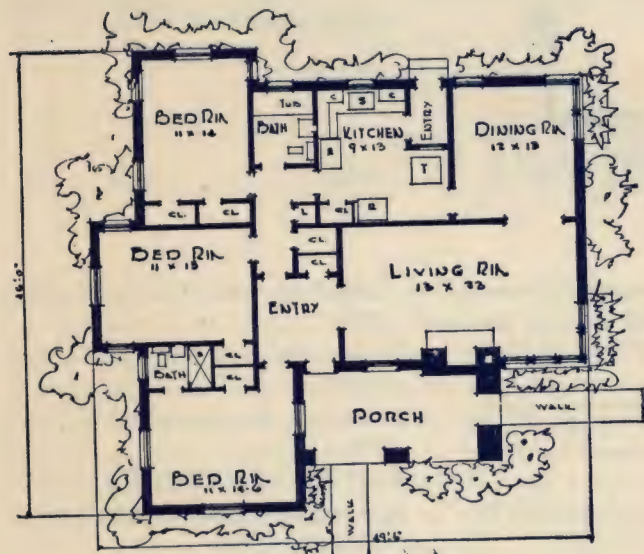
PREFABRICATED MEDICINE CASE: Specified over lavatory



2028-C

Complete plans and specifications, \$15

Attractive and Informal



OF informal design, this house lends itself gracefully to the most restricted residential section, and would be a pleasant addition to any community.

Exterior treatment is stone. The chimney and archway are cleverly assembled to add interest to the design. Other features such as the interesting roof, wood blinds, and flower beds under the large corner windows give the entire exterior individual beauty seldom found in this size house.

The plan has plenty of sleeping space with its three bedrooms and two baths. Any one of these rooms may easily be reached from the front or rear. The living room is large, well ventilated and nicely arranged for the placement of furniture.

The kitchen and dining area have ample space for the preparation and serving of meals. Storage space is ample.

SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

EXTERIOR WALLS: Wood studs, diagonal sheathing, covered with building paper and stone exterior

ROOF: Best grade wood shingles over shingle lath on 2" x 4" roof rafters

FLOOR CONSTRUCTION: Wood joist, subfloor, felt, and oak finish floor, filled, shellacked and waxed. Kitchen and baths have linoleum over pine floor

INTERIOR WALLS: Gypsum board covered with two coats of casein paint. Kitchen to have 4' wainscot of tile board. Bathroom to have 4' high wainscot of linoleum, except over tub, where it is to be 6' high

YOU'LL LIKE THESE

Smart, Modern, Bathroom Ideas

THE RUSH HOUR SPECIAL

Here is a bathroom plan that provides a complete bath which is accessible both to the master bedroom and to the hall—with an additional lavatory and closet that can be used with privacy at the same time. In some installations a closet and lavatory are installed in one room—a bathtub and lavatory in the other. This arrangement requires little more room than a conventional bathroom.

THE TOILET STALL

From England comes the idea of taking the toilet out of the bathroom proper and putting it in a separate little compartment by itself. A hall door to this little room gives a double service feature by providing both privacy and accessibility. A second lavatory might be added providing extra convenience.

THE HALF-BATHROOM

Tucked away on the main floor, beneath a stairway, or in a small clothes closet, a room equipped with a lavatory and closet is a worthy addition to bathroom facilities in any home. Small size lavatories and inexpensive toilets, plus some individual color selections, can make your half-bathroom charming as well as useful.

FOR THE UNUSUAL SPACE

In remodeling it is often possible to wall off the end of a bedroom or part of a hall and have the comfort of an additional bathroom. The *Neuvogue Receptor Bath* makes it possible to have a full-length bathtub with a shower even in this narrow space.

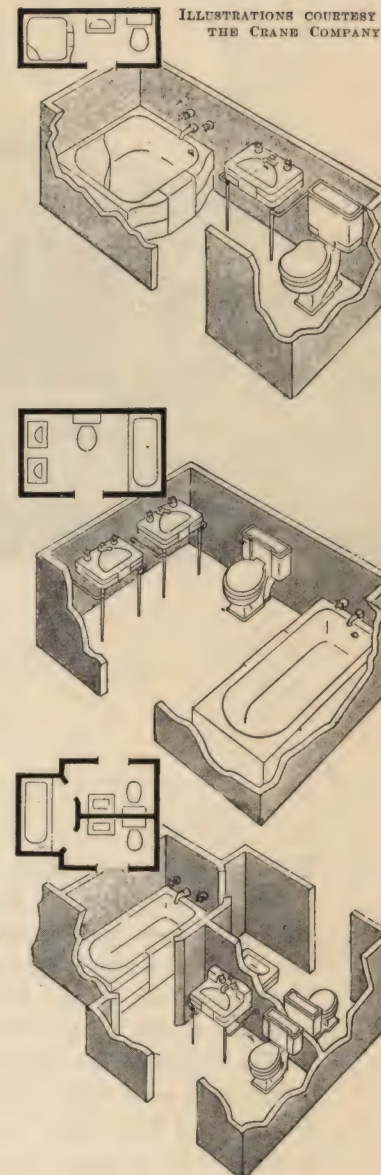
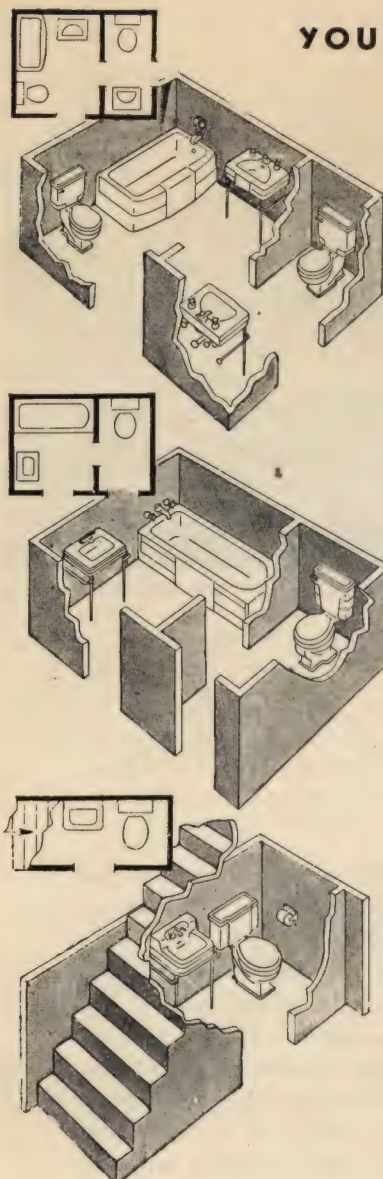
TWO LAVATORY COMBINATION

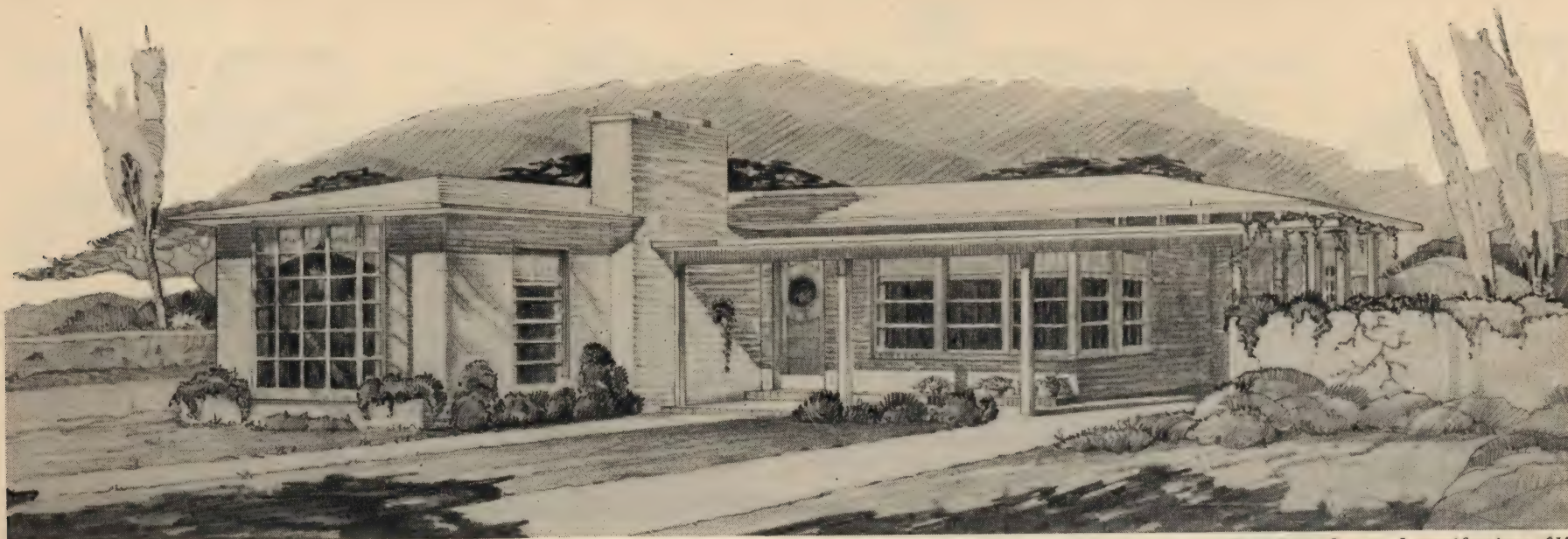
If space does not allow you to have more than one bathroom in your house, think about putting two lavatories in that bathroom. That's a way to beat convenience at its own game. Or perhaps you would prefer to have the extra lavatory in the hall or in a bedroom—at any rate its modest cost will prove a worthwhile investment in relieving "dressing up time" congestion.

THE PARTITION BATH

Another "rush hour" idea is the partition bath which uses only the space ordinarily required for one bathroom. The floor area is divided by a partition—a toilet and a lavatory occupy each section of the space, and the tub is accessible to both. Ideal for all, but of particular comfort and convenience for homes that have adjoining bedrooms.

ILLUSTRATIONS COURTESY OF
THE CRANE COMPANY





2029-C

Complete plans and specifications, \$15

Streamlined Simplicity

EFFICIENT allocation of space and excellent relationship of service, general living and sleeping areas are matters worthy of note in this streamlined house. This plan may be built with or without a basement; the stairway is placed so any future addition in the basement involves a minimum of disturbance to the basic structure.

The use of a glass panel opposite the front door separates the family bedrooms from view of the living and dining rooms. The living room has many interesting features such as the large picture window, good cross ventilation, a large built-in bookcase

and a combination fireplace and cabinet with a wood storage bin. The dining room is well lighted by the large windows on two walls.

The economically designed car port is partly open to give additional light and ventilation to the interior and follows the modern trend of using one space for several activities. This makes an excellent place for car storage, children's playroom, or sitting porch, and offers a direct entrance to either the service or front door. This feature is cleverly connected to the porch roof, and with the other two features—the chimney and the

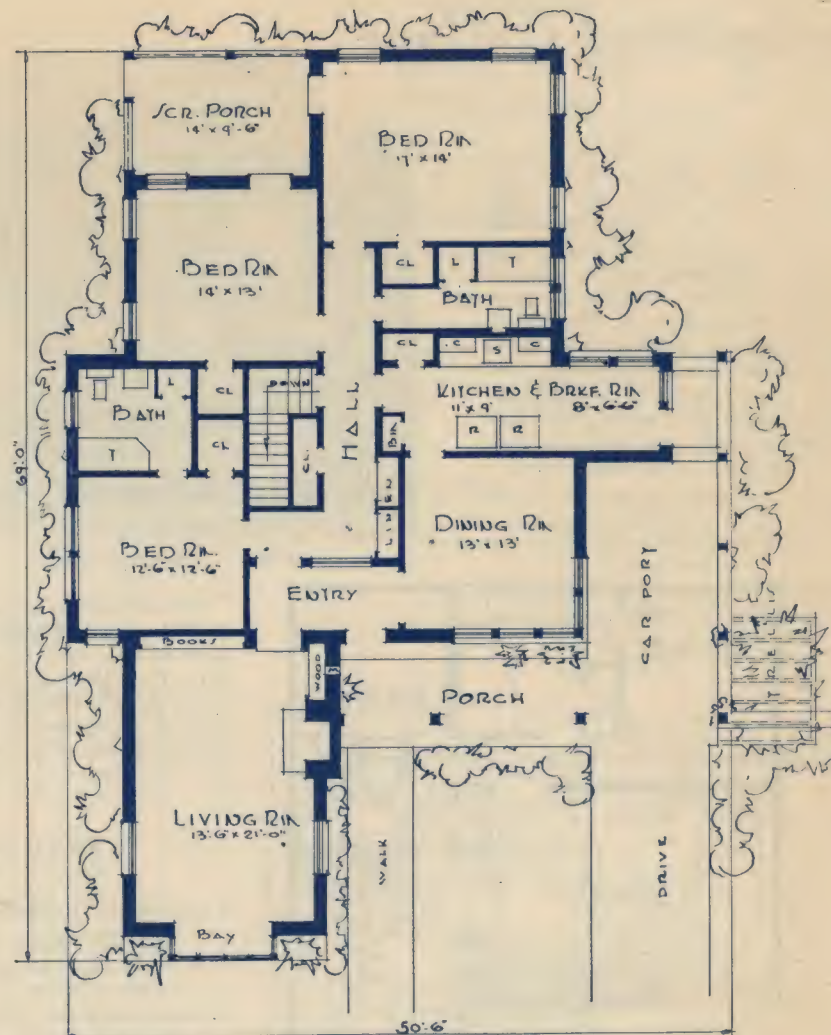
picture window—adds considerably to the attractive exterior design.

The kitchen is well arranged for preparation and service of meals either in the dining room or breakfast room. The hall has plenty of storage space for clothes or linens. The front bedroom may be used for guests, or to meet family needs. The other two bedrooms with their large closets are more private and, in addition, are connected to a screened porch leading to the outside play areas.

Special attention has been placed on the use of modern materials and methods of construction allowing for the use of plastics and prefabricated units.

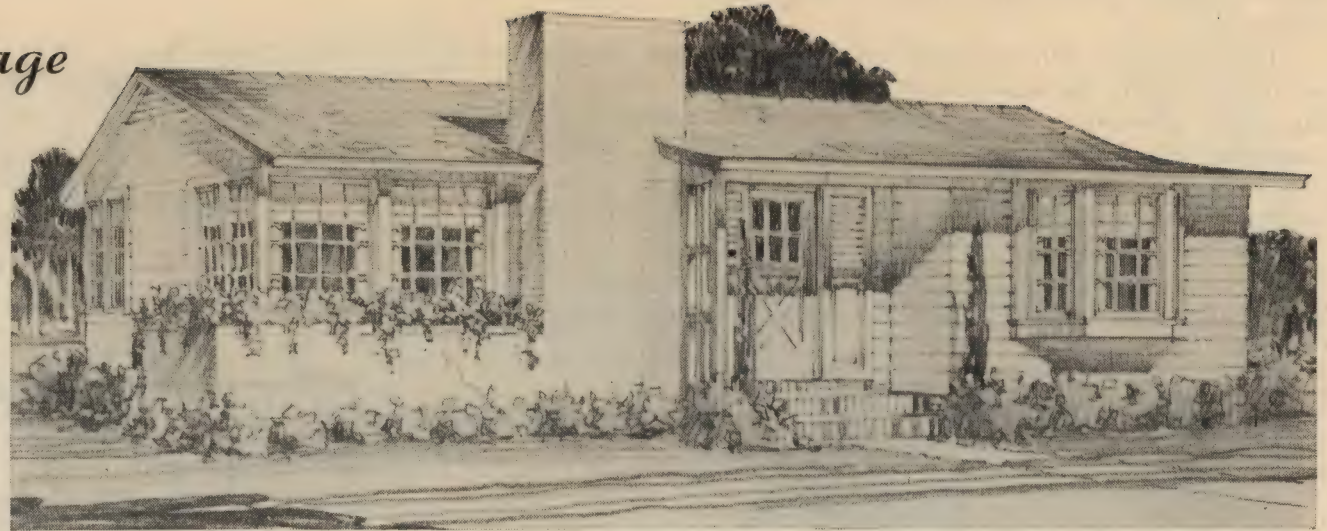
SPECIFICATIONS

- FOUNDATION: Reinforced concrete, beam-and-pier type
- EXTERIOR WALLS: Of brick, with framing of wood studs on which is placed diagonal sheathing covered with building paper
- ROOF: To be composition, using best quality modern materials
- WINDOWS: Prefabricated factory-fitted units. Doors and trim prefabricated
- FLOOR CONSTRUCTION: Wood joist, subfloor, insulation and finished oak flooring, sanded, filled, varnished and waxed, except in kitchen and bath where linoleum is specified
- INTERIOR WALLS: Generally gypsum board prepared for painting. Fireplace to have brick facing with wood mantel of modern design
- PORCH FLOORS: To be cement
- PLUMBING: Modern streamline fixtures
- KITCHEN: Prefabricated cabinets, streamline design hardware
- ELECTRICAL WORK: To include latest type fixtures, selected by owner
- PAINTING: Three-coat work for interior woodwork. Walls to be painted two coats of resin emulsion paint. Prefabricated medicine case is specified over lavatory
- HEATING: To be gas-fired circulating heaters. Insulation specified over entire ceiling



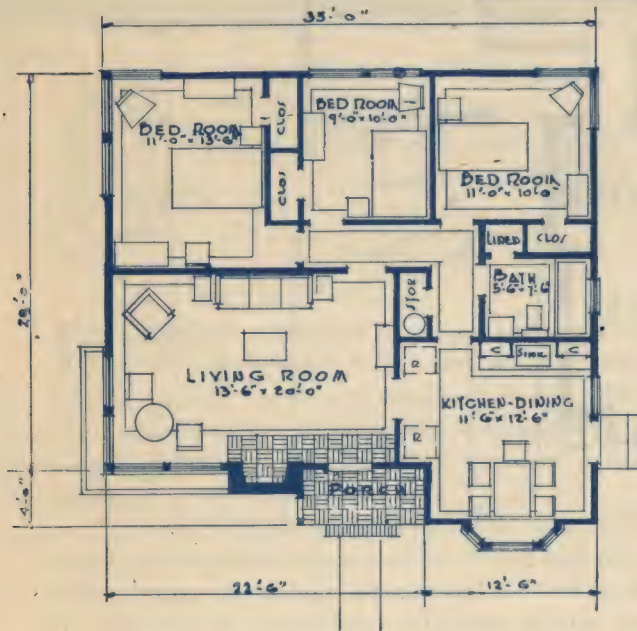
Contentment Cottage

ALL the conveniences of a large house are cleverly arranged in an area slightly over 1,000 square feet in this excellent plan. There are three bedrooms with large closets, a nice large living room and a kitchen-dining area planned to give the maximum space for the preparation and eating of meals. The bath is located convenient to all rooms and is reached through a very small hall, leaving most of the area in the house in the rooms where it is useful. The bath and kitchen plumbing are put in the same wall to allow for economy in building.



2030-C

Complete plans and specifications, \$15



Corner windows are used for a dual purpose: They provide excellent light and ventilation and further provide more wall space for the placement of furniture. They also add considerable interest to the exterior design. The chimney and low brick wall are worked in together for beauty and as a feature for flowers that may be seen from the outside or from the living room.

SPECIFICATIONS

FOUNDATION: Reinforced concrete beam and footings type, termite shields, ventilated

WALLS: Frame construction exterior covered with asbestos siding

INSULATION: Over ceiling

HEATING: Gas-fired floor furnace, or space heaters

HOT WATER HEATER: Gas-fired storage type

HARDWARE: Black iron

ROOF: Stained wood shingles

WINDOWS: Stock size, weatherstripped and toxic treated

FLOORS: Kitchen, hall and bathroom floors, linoleum; balance of house, oak

WAINSCOTS: Bathroom to have linoleum wainscot 4' 0" high, 6' 0" over tub

KITCHEN CABINETS: Stock—mill made

PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

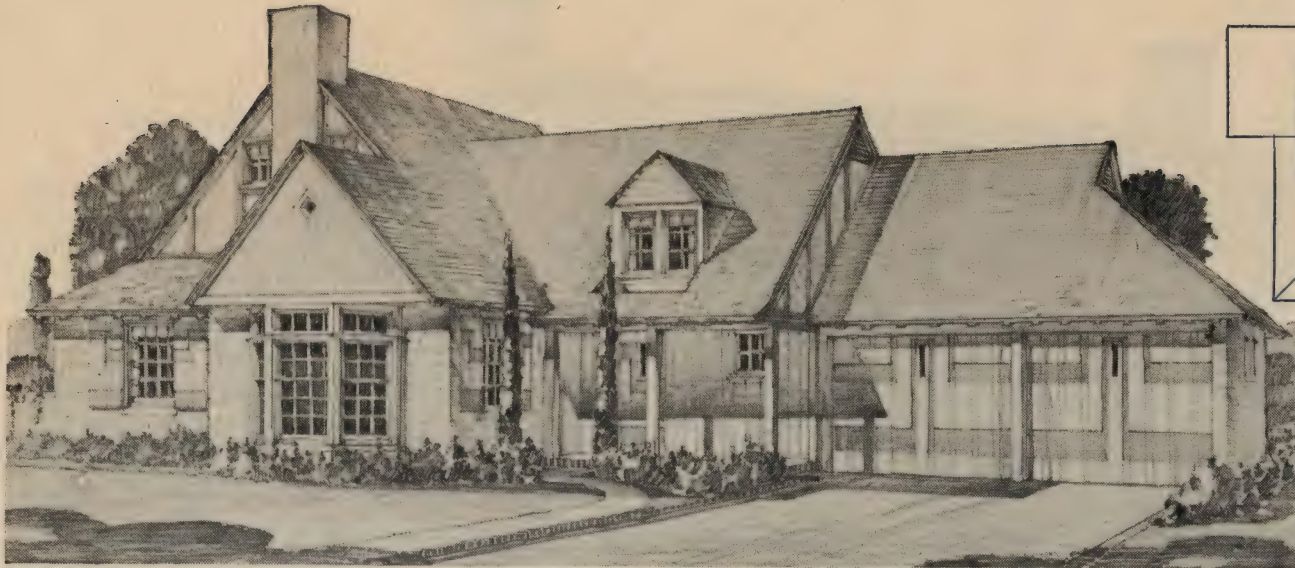
METAL WORK: Galvanized Armeo iron

INTERIOR FINISH: Living room, dining room, kitchen and bath, textone on sheetrock. Hall to be knotty pine, painted. Bedrooms to have sheetrock and textone ceilings, walls to be papered over sheetrock

LIGHT FIXTURES: To be Colonial burnished brass as selected

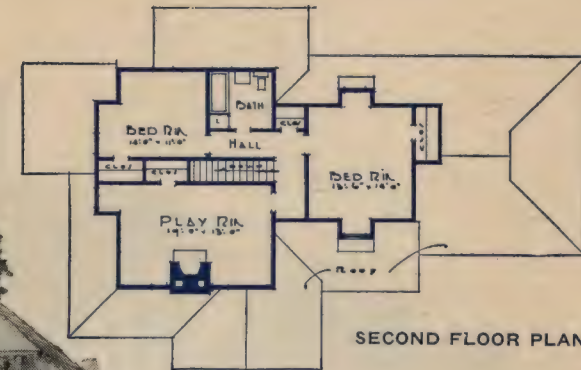
PAINTING: Three coats on exterior, three coats on interior, except kitchen, hall and bath to receive one extra coat of enamel

FIREPLACE: Brick faced, with brick or tile hearth



2031-C

Complete plans and specifications, \$25



FLOORS: Generally oak. Bath and kitchen, linoleum. Porch floor to be of cement

PAINTING: All interior work to receive four coats. Rooms specified in knotty pine to be stained color selected; balance, enamel

PLUMBING: Modern three-piece plumbing in the bathroom, and a tiled-in flat rim acid-resisting sink in the kitchen, and hot water heater

HEATING: Floor furnace centrally located. Gas wall heater in each bathroom

You'll Love This

WE present here a plan based on flexibility. With very minor adjustments this plan may be built as a small one-story house, or developed further into a two-story type with additional bedrooms and a bath on the second floor. For the family that requires very little sleeping space, this plan would be most economical and would allow all conveniences necessary.

For the family that requires large sleeping space, the two second-floor bedrooms and play room would give all the room needed. The exterior of stone and stucco with half timber is especially well designed and would make a beautiful house in any type neighborhood.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type

FLOOR CONSTRUCTION: Wood joists, subfloor, building felt, finish floors

EXTERIOR WALLS: Frame faced with stone, also stucco and half timber

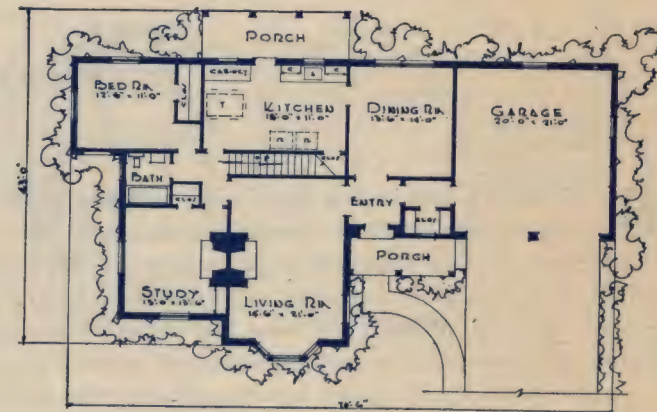
ROOF: Wood shingles

WINDOWS: Mill-made and weatherstripped

INSULATION: Applied over the ceiling and in the walls where required

INTERIOR WALL: First floor, sheetrock and texture; second floor, sheetrock and paper. Dining room to have a 2' 6" knotty-pine wainscot. Stair and hall to be knotty pine, painted. Closets to be sheetrock and paper. Bath to have 4' 6" composition wainscot except over the tub where it will be 6' 0"

KITCHEN CABINETS: To be constructed with flush streamlined doors





2032-C

Complete plans and specifications, \$25

Pleasing Dignity and Charm

BOTH dignity and charm have been achieved in the design of this house by the application of the refinement and delicacy of the Colonial style. The close relationship between the house and terrace is more intimate than extensive, as in the usual formal gardens of this period. Special attention has been given to the interior to make it a fitting background for beautifully designed modern or period furniture.

Note how the large rooms separately have some attractive feature—a fireplace, bay windows or with an interesting view to the garden

area to the rear. The first floor bedroom has all the conveniences necessary for comfort to special friends and overnight guests. The stairway is placed so as to be more private for family use in going from the living area to the family bedrooms and baths on the second floor. Each of these bedrooms is large and well ventilated and provided with good sized closets for clothes, linen and storage.

This entire plan is the type so many people want some day to have as their own lovely home.

SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type, ventilated

WALLS: Frame construction, exterior covered with stone and asbestos siding

INSULATION: Over ceiling

HEATING: Gas-fired floor furnace and space heaters. Hot water heater is gas-fired storage type

HARDWARE: Black iron

ROOF: Stained shingles

WINDOWS: Stock size, weatherstripped and toxic treated

FLOORS: Kitchen and baths, linoleum—tile if preferred. Rest of house, oak

WAINSCOT: Bathrooms and kitchen

KITCHEN CABINET AND OTHER CABINETS: Stock type

PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

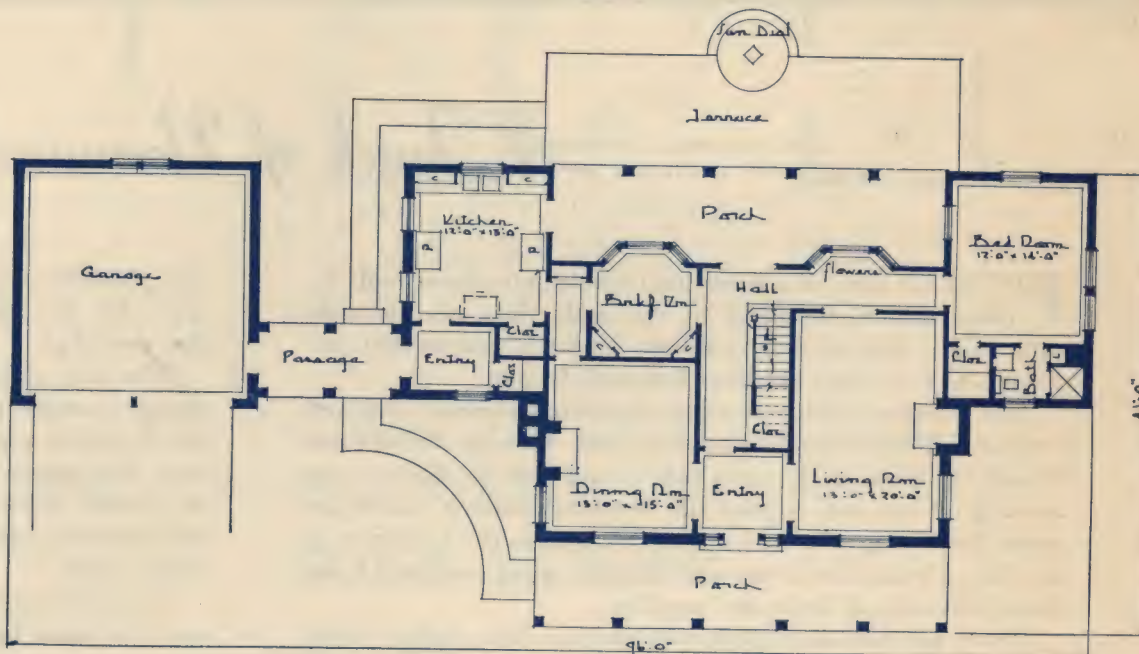
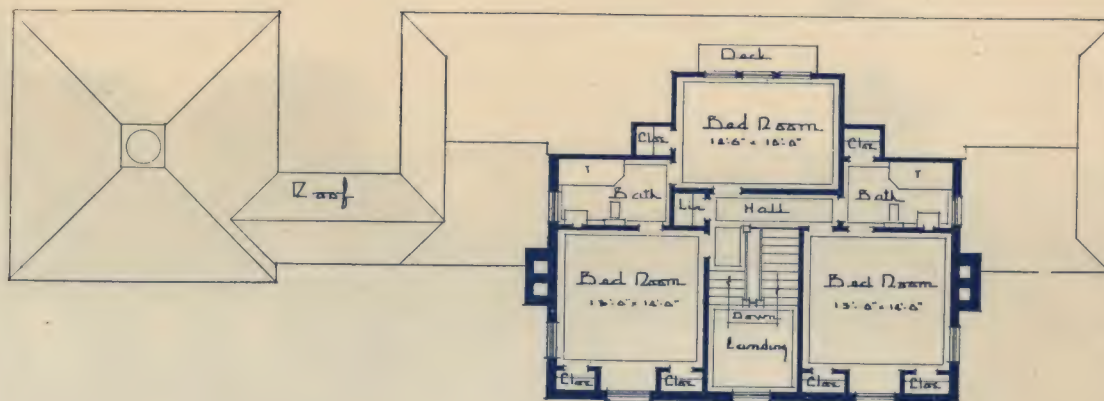
METAL WORK: Galvanized iron

INTERIOR FINISH: Generally sheetrock and textone, except bedrooms which are papered

LIGHT FIXTURES: To be Colonial burnished brass as selected

PAINTING: Three coats on exterior woodwork, three coats on interior, except kitchen, halls and baths to receive one extra coat of enamel

FIREPLACE: Brick faced with brick hearth





2033-C

Complete plans and specifications, \$15

A Touch of Normandy

PICTURED here is a house that would have been built by those skilled craftsmen of the early days who brought with them a love of the Normandy influence and wanted just a touch of it in their excellent Colonial designs.

The exterior is distinctive and the plan is compact and well arranged. Notice the direct entrance into the large living room with the fireplace as the main feature and with the dining room opening off one end. A good size breakfast room is placed between the dining room and kitchen. Service to the kitchen is at the side, leaving the living and sleeping areas protected from daily deliveries of foods and supplies.

There are three large bedrooms and two baths, all of which

are splendidly arranged for ventilation and have plenty of wall space for the placement of furniture. Ample closet space is also provided.

The side screened porch between the house and two-car garage provides protection for walking from house to garage and is a nice place for friendly gatherings to sit around and visit. The garage and porch were placed on the bedroom side to provide privacy to the family in the use of the extra bath and bedroom, and spaced so as not to disturb the breeze to these rooms.

No basement is required in this plan for heating equipment, etc. The house heating unit can be placed in the closet next to

SPECIFICATIONS

FOUNDATION: To be reinforced concrete, beam-and-pier type

WALLS: Brick veneer on frame construction; face brick selected by owner

PORCHES: Concrete slab floor, cement finish

INSULATION: Over ceiling rafters

ROOF: Stained wood shingles

FLOORS: Kitchen and baths, inlaid linoleum. Balance of house oak

KITCHEN CABINETS, MANTEL, ETC.: Mill made, streamlined

WINDOWS: Stock-size wood, weather-stripped and toxic treated

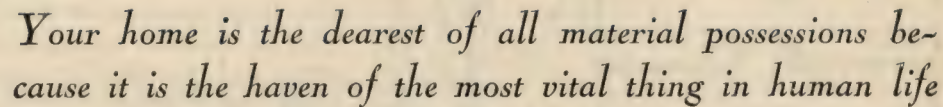
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and textone; except halls which are knotty pine

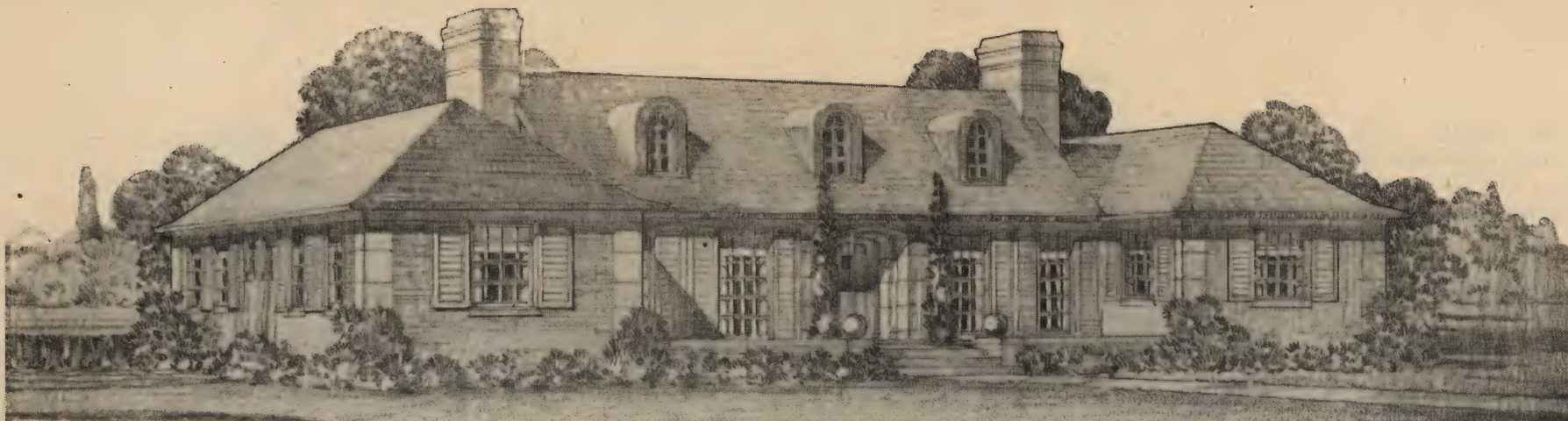
LIGHT FIXTURES: Burnished brass and crystal as selected by owner

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats

FIREPLACE: Brick faced, with brick hearth



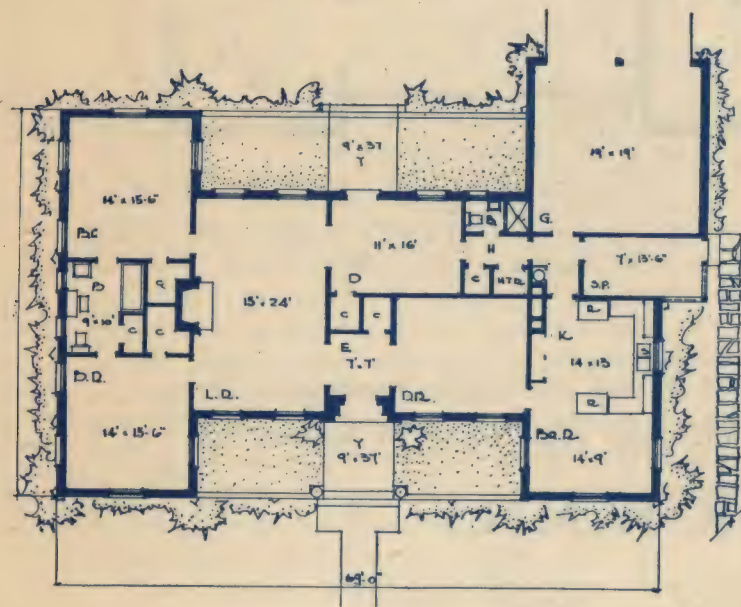
Choose it wisely . . . Build it well



2034-C

Complete plans and specifications, \$15

A Practical House of Dreams



FOR those who want formality and dignity in their home, here is an especially attractive plan. The clever use of stone and brick on the exterior has created a most charming and interesting design.

The floor plan has been made compact for the sake of economy. There is hardly any hall space or wasted area. Notice the direct entrance to the two bedrooms from the large living room. The living room itself has through circulation with its exposure to the front and rear. In the center and rear there is a den just off the living room that serves either as a study or work room, and also as an extra guest bedroom. It has an adjoining small bathroom which may also be used from the kitchen and servants' side of the plan. The plan has a grass terrace at the front and at the back.

SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

WALLS: Brick veneer on frame construction, with stone as indicated

INSULATION: Over ceiling between the rafters

ROOF: Stained wood shingles

FLOORS: Kitchen and bath, linoleum; garage, concrete; all the rest, oak

KITCHEN CABINETS, MANTEL, ETC.: Mill made

WINDOWS: Stock size wood, weather-stripped and toxic treated

PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and textone, except passageways, which are knotty pine

LIGHT FIXTURES: Burnished brass and crystal as selected by owner

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats

FIREPLACE: Brick, with brick hearth



2035-C

Complete plans and specifications, \$15

Informal Yet Distinctive

THIS informal Colonial house has the atmosphere of gracious living, yet there is indisputable evidence that economy of construction may be developed, along with distinctiveness in design.

There is a large living room with a fireplace as the feature design. On the left of the fireplace is a built-in book case. The bedrooms are large, well ventilated and have plenty of closet space. The bath is centrally located for convenience to guests and everyday living. The dining room opens off to a covered platform and a back terrace. The kitchen is extra large with the usual built-in cabinets and storage spaces, and with a breakfast alcove for family meals. The side screened porch provides protection in inclement weather and also gives the family a sitting porch.

SPECIFICATIONS

FOUNDATIONS: Reinforced concrete.
Termite shields

WALLS: Frame construction

INSULATION: Over ceiling

HEATING: Floor furnace or circulator

HOT-WATER HEATER: Gas fired

ROOF: Stained wood shingles or composition shingles

EXTERIOR WALLS: Wood siding, wood shingles, or asbestos siding

WINDOWS: Stock size wood, weatherstripped and toxic treated

KITCHEN, BATHROOM AND BREAKFAST ROOM: Linoleum as selected

KITCHEN CABINETS: Stock mill made

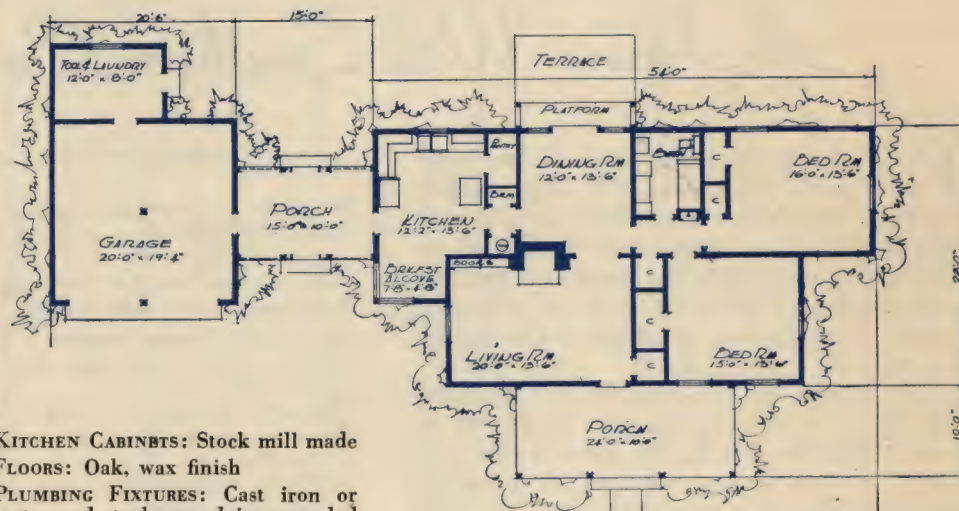
FLOORS: Oak, wax finish

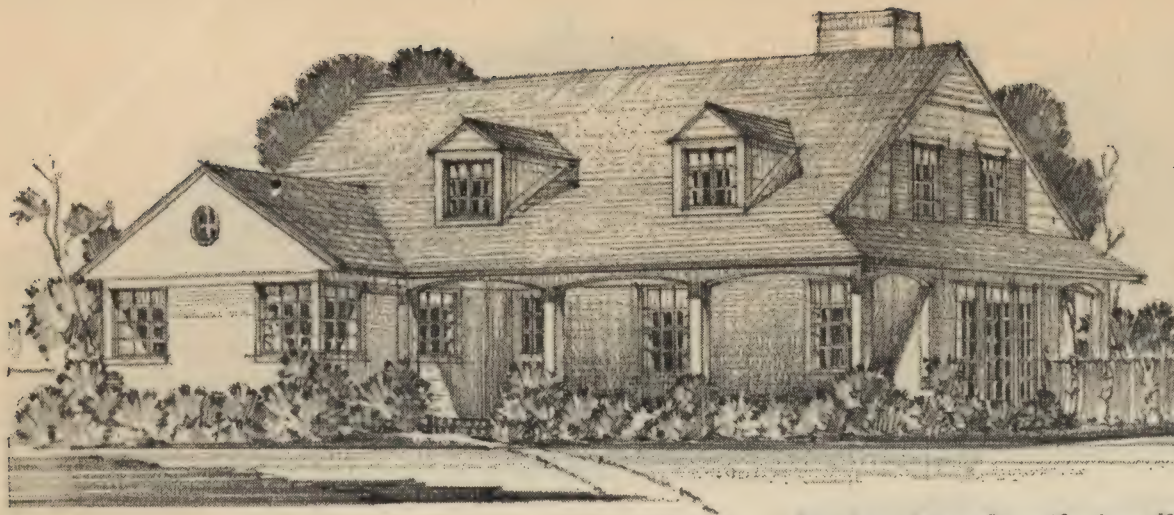
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: To be sheetrock and texture

FIREPLACE: Brick or tile faced, with wood mantel

PAINT: Three coats of lead and oil on outside. Paint and enamel on interior





2036-C

Complete plans and specifications, \$25

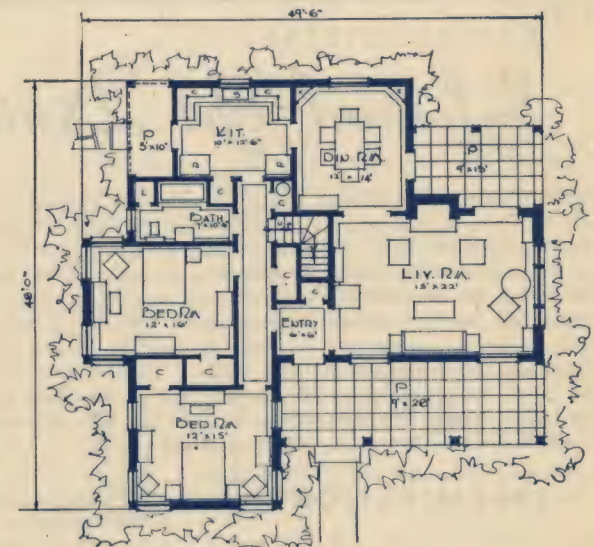
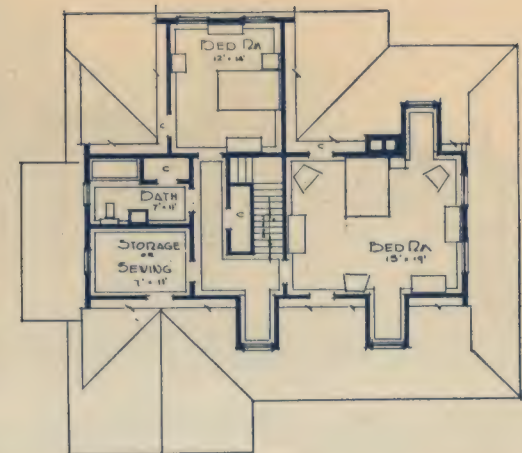
A Home With Southern Charm

THE charm in the architecture of the South is reflected in this house. The large porches gracefully lend themselves to the atmosphere of friendly gatherings, in the cool shadows of an overhanging roof. Both the front and the rear or garden side of the living room are protected by one of the porches. The kitchen also has its screened side entrance porch.

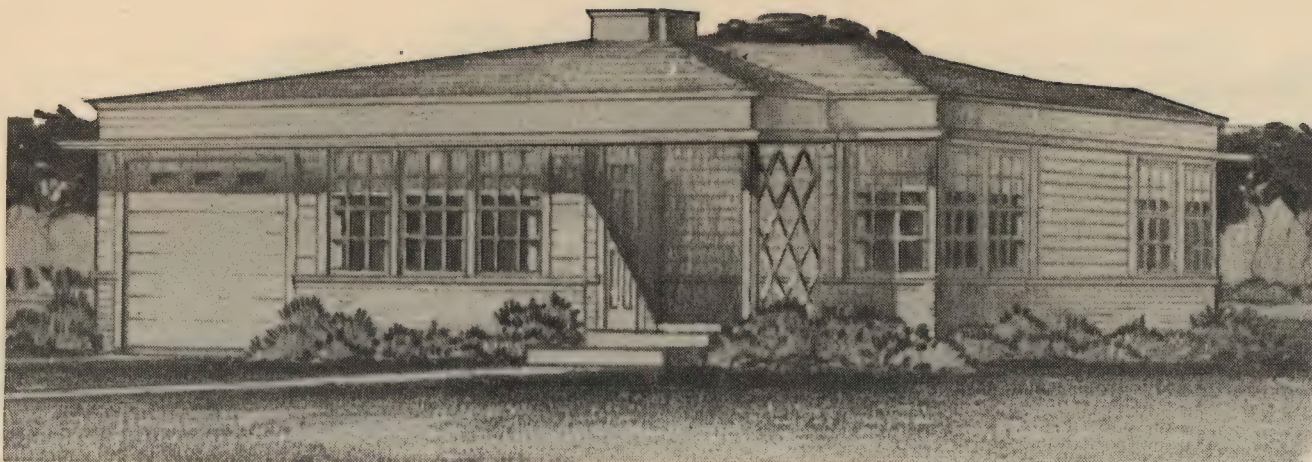
The entire house was planned and designed with the idea of achieving the maximum in beauty and convenience. The entry is centrally located and within easy reach of all the other rooms. Notice, too, that ample space has been given to each room so that furniture is not crowded or out of place. Closets are large and well distributed on both floors.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type
WALLS: Brick veneer on frame construction; face brick selected by owner
PORCHES: Concrete slab floor, cement finish
INSULATION: Over ceiling rafters
ROOF: Stained wood shingles
FLOORS: Kitchen and baths, inlaid linoleum; balance of house, oak
CABINETS, MANTEL, ETC.: Mill made, streamlined
WINDOWS: Stock-size wood, weatherstripped and toxic treated
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled
INTERIOR FINISH: All rooms generally sheetrock and textone, except halls, which are knotty pine
LIGHT FIXTURES: Burnished brass and crystal as selected by owner



PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats
FIREPLACE: Brick faced, with brick hearth



2037-C

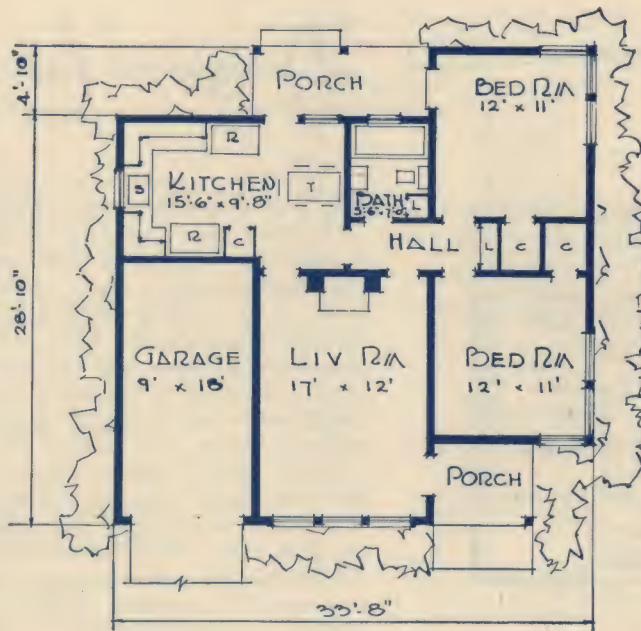
Complete plans and specifications, \$15

For Modest Dreamers

SMALL, compact, and well arranged, this house will be the delight of those who prefer a modest house that puts emphasis on dignity and comfort.

The arrangement is economical and the construction is standard frame with an exterior finish of novelty siding below the windows and regular siding above. There is a minimum amount of hall space so that the housewife's job of cleaning and everyday living will be made more simple.

There is a false fireplace, which is a decorative feature only, at the end of the living room opposite the nice large front windows. The garage is built onto the house for convenience. The eating space is in the large kitchen. There are two good-size bedrooms and plenty of closet space. The entrances both front and rear have covered porches for protection in bad weather, and interest in design.



SPECIFICATIONS

FOUNDATION: Of reinforced concrete beam and footing type, termite shields, ventilated

WALLS: Frame construction exterior covered with siding

INSULATION: Over ceiling

HEATING: Gas-fired floor furnace, or space heaters

HOT WATER HEATER: Gas-fired storage type

HARDWARE: Black iron

ROOF: Stained wood shingles

WINDOWS: Stock size, weatherstripped and toxic treated

FLOORS: Kitchen, hall, and bathroom floors to be of linoleum; balance of house, oak

WAINSCOTS: Bathroom to have linoleum wainscot 4' 0" high, 6' 0" high over tub

KITCHEN CABINETS: Stock, mill made

PLUMBING FIXTURES: Of cast iron or stamped steel, porcelain enameled

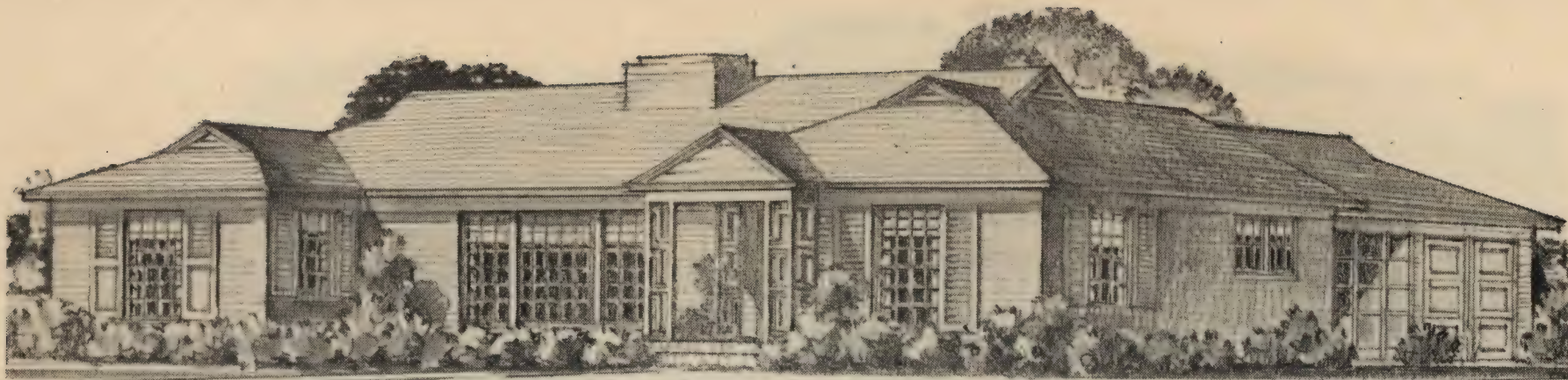
METAL WORK: Galvanized Armeo iron

INTERIOR FINISH: Sheetrock and texture. Hall to be knotty pine, painted

LIGHT FIXTURES: To be Colonial burnished brass as selected

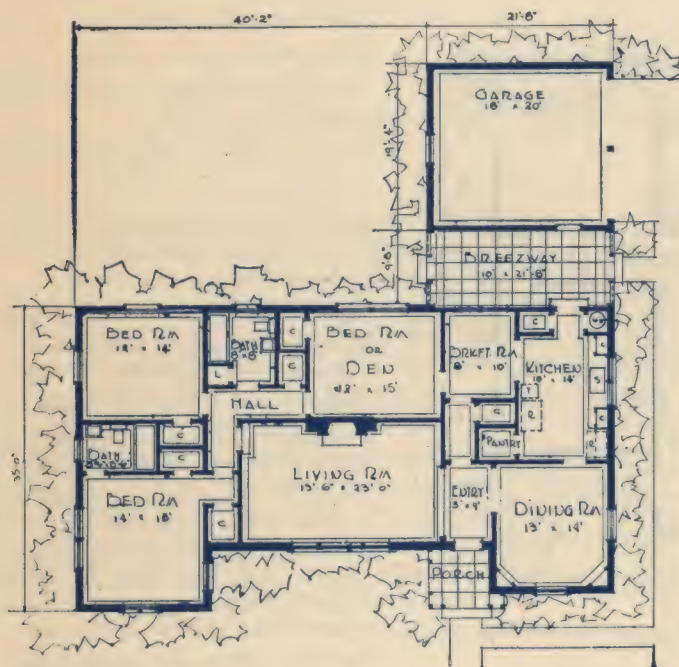
PAINTING: Three coats on exterior, three coats on interior, except kitchen, hall and bath to receive one extra coat of enamel

FIREPLACE: Mill-made false fireplace



2038-C

Complete plans and specifications, \$15



Designed for America

WE present here a very popular type American home having three bedrooms and two baths. The central bedroom is a dual purpose room, separated sufficiently from the other bedrooms so that it may be used as a guest room, study, sitting room or den, and is conveniently located to the breakfast room and kitchen. Note how generous the living room has been made and how the wall and furniture space is increased by the use of an entry. The living and dining rooms may be shut off entirely when not actually in use and passage made through the back center room.

A well located breakfast room, necessary for comfort and convenience when the dining room is not required, is included in this plan. The kitchen and dining rooms are both large and well arranged for service and beauty. The double car garage is placed close to the house and connected by a screened breezeway for protection in bad weather; it may be used also as a sitting porch, or outdoor living or dining room.

SPECIFICATIONS

FOUNDATION: Concrete footing, tile beam and piers

WALLS: Brick veneer on frame construction, face brick selected by owner

PORCHES: Concrete slab floor, cement finish

INSULATION: Over ceiling rafters

ROOF: Stained wood shingles

FLOORS: Kitchen and baths, inlaid linoleum; balance of house, oak

KITCHEN CABINETS, MANTEL, ETC.: Mill made, streamlined

WINDOWS: Of stock-size wood, weatherstripped and toxic treated

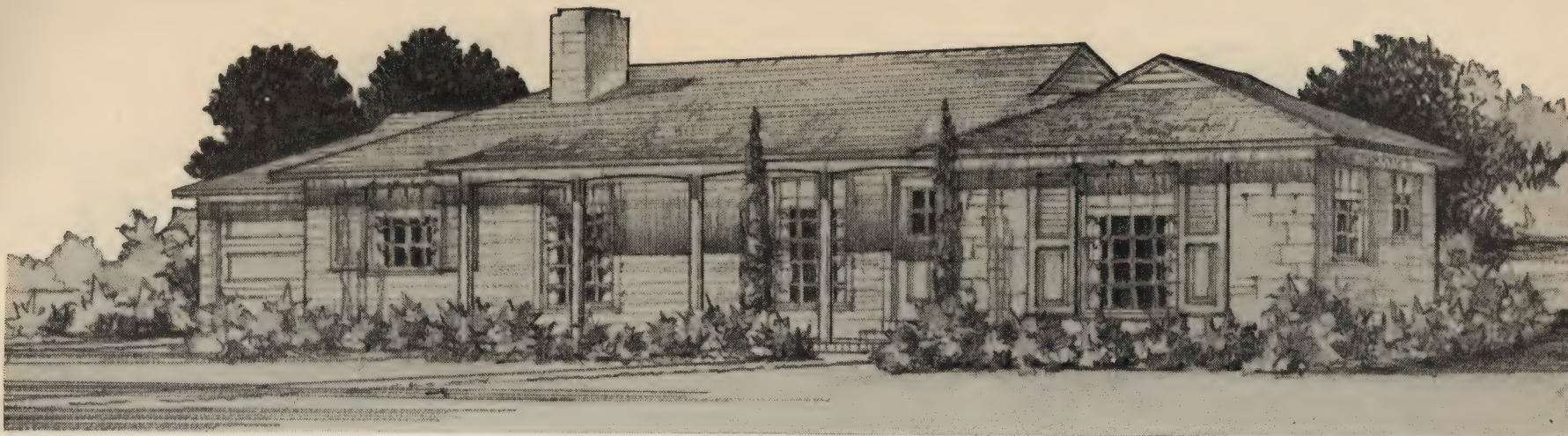
PLUMBING FIXTURES: Of cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and textone, except halls which are knotty pine

LIGHT FIXTURES: Of burnished brass and crystal as selected by owner

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats

FIREPLACE: Brick faced, brick hearth



2039-C

Complete plans and specifications, \$15

Accent on "Ranch"

STONE veneer and frame are nicely combined in this house planned and designed to meet the requirements of the average small family. The influence in design is "Ranch Style." Look at the nice large front porch and how it spreads out over the entire living room area and the entrance lobby. This entrance leaves the living room with plenty of wall space for furniture. It is also conveniently close to the two good-size bedrooms and the bath in between. The den just off the living room, with its half bath, is a dual purpose room. It is primarily a place for relaxation and reading, but could be used as a spare bedroom for guests.

This house has both a dining room and a breakfast room which is connected to the kitchen for convenience. There is also provided a good size laundry room for washing and ironing, and a covered passage to the garage.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type, ventilated

WALLS: Frame construction with horizontal siding and also stone veneer around front bedroom and bath

INSULATION: Over ceiling

HEATING: Gas-fired floor furnace and space heaters. Hot water heater, gas-fired storage type

ROOF: Stained shingles

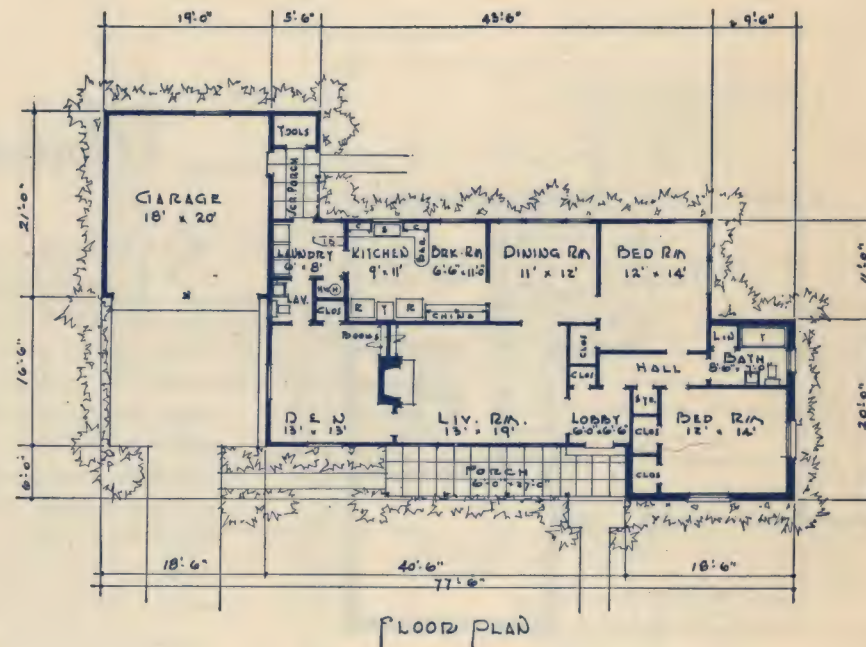
WINDOWS: Stock size, weatherstripped and toxic treated

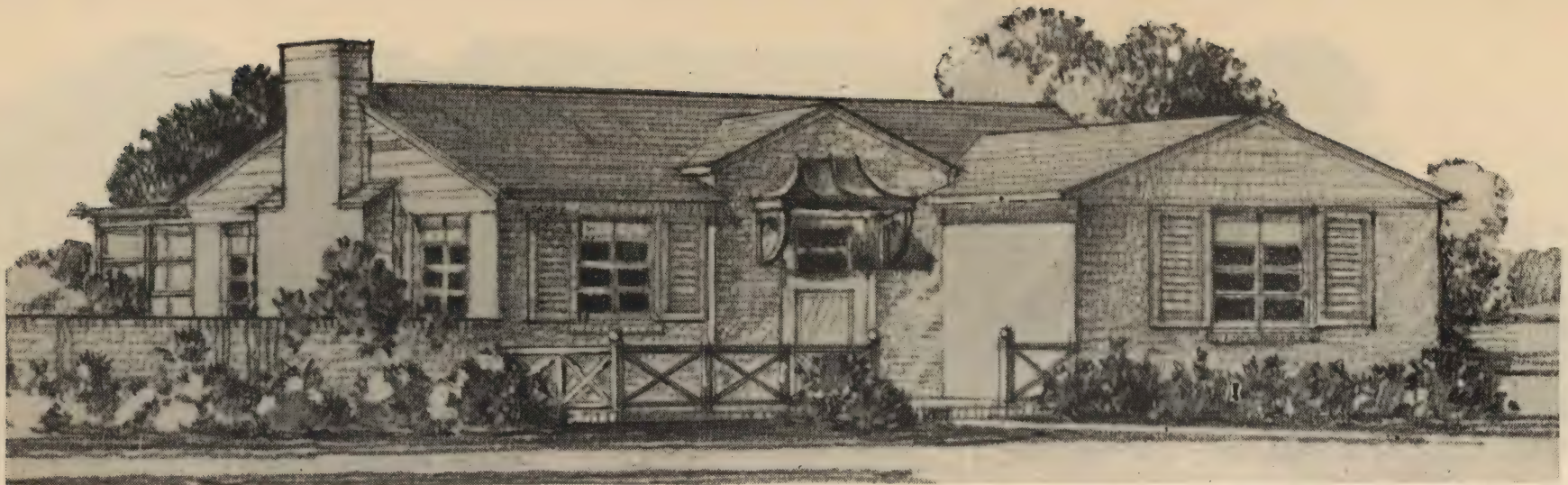
FLOORS: Kitchen and baths, linoleum; rest of house, oak

PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: Generally sheetrock and textone, except bedrooms which are papered

PAINTING: Three coats on exterior woodwork, three coats on interior, except kitchen, hall and baths to receive one extra coat of enamel





2040-C

Complete plans and specifications, \$15

SPECIFICATIONS

FOUNDATION: To be reinforced concrete, beam-and-pier type

WALLS: Brick veneer on frame construction; face brick selected by owner

INSULATION: Over ceiling rafters

ROOF: Stained wood shingles

FLOORS: Kitchen and baths, inlaid linoleum; balance of house, oak

KITCHEN CABINETS, MANTEL, ETC.: Mill made, streamlined

WINDOWS: Of stock-size wood, weather-stripped and toxic treated

PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and textone, except halls which are knotty pine

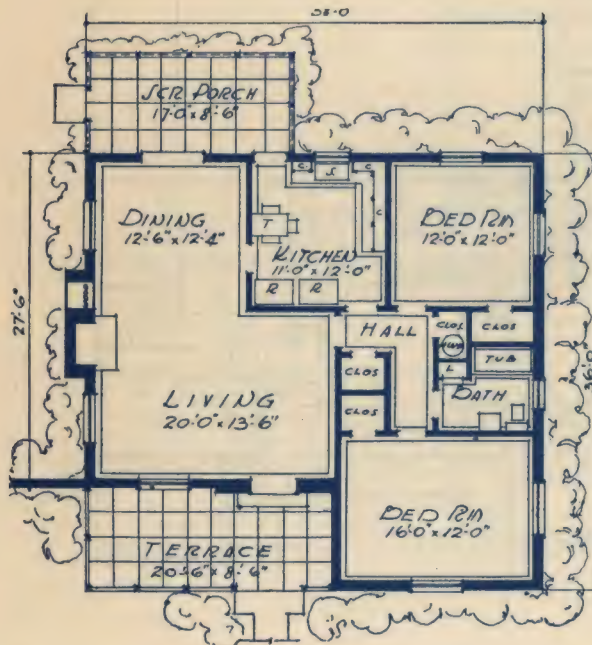
LIGHT FIXTURES: Burnished brass and crystal as selected by owner

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats

FIREPLACE: Brick faced, with brick hearth

Modest but Modish

NOTICE the interesting, straightforward exterior design and convenient arrangement of this splendid little two-bedroom house. There is a large front terrace off of which you enter directly into the living room. The wall between the living room and dining room has been omitted to allow for expansion in either room and to provide more direct ventilation and light to both rooms. The kitchen is within easy reach of outside service and to the living and sleeping areas. The back screened porch is an especially nice addition and can be used to good advantage in any section of the country where protection from the weather and insects is required.





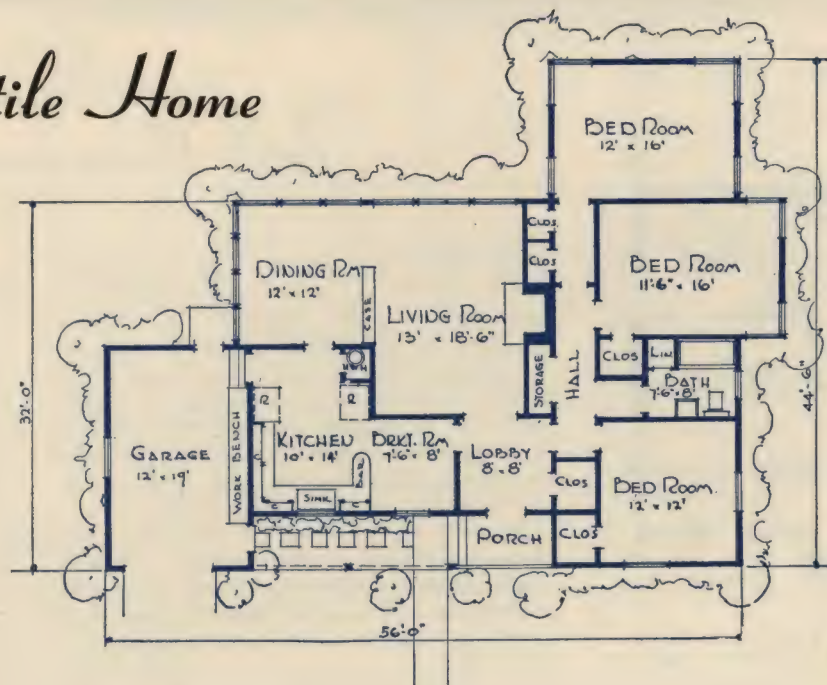
2041-C

Complete plans and specifications, \$15

A Versatile Home

ALTHOUGH this house is presented as a three-bedroom plan, you may omit the rear bedroom until it is needed. This is a simple operation and can be done by your builder during the process of construction. Each room is large and well arranged for ventilation and convenience.

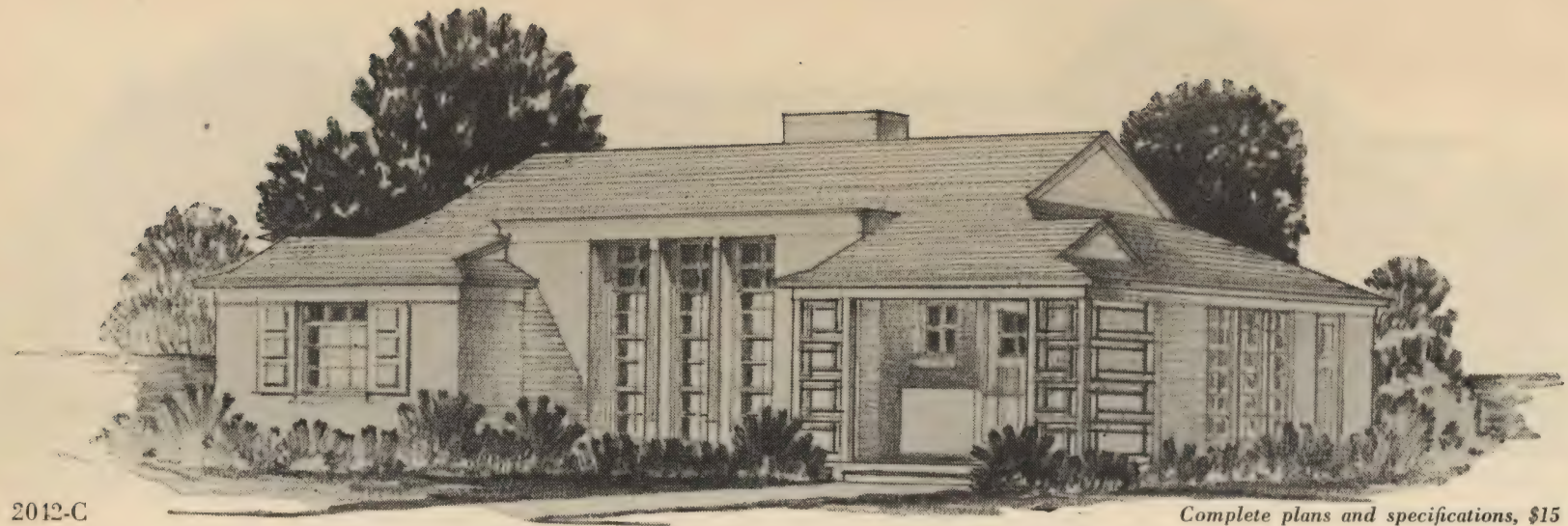
The lobby is an added convenience for it affords direct entry into the living area, the sleeping area or the main working area. The long span of windows across the living and dining rooms provides an excellent view to the garden and play yard in the rear.



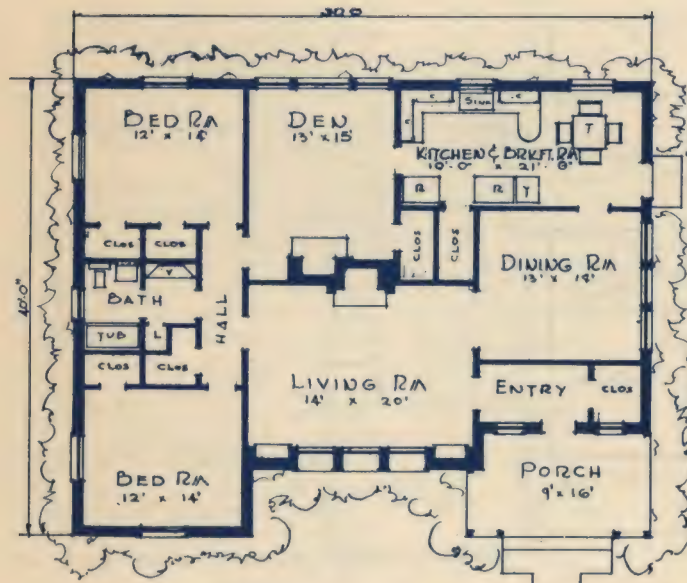
SPECIFICATIONS

- FOUNDATION: Reinforced concrete
- WALLS: Frame construction
- INSULATION: Over ceiling
- HEATING: Floor furnace or circulator
- HOT WATER HEATER: Gas fired
- ROOF: Stained wood shingles or composition shingles
- EXTERIOR WALLS: Wood siding, wood shingles, or asbestos siding
- WINDOWS: Stock-size wood, weather-stripped and toxic treated
- KITCHEN, BATHROOM AND BREAKFAST ROOM: Linoleum as selected
- KITCHEN CABINETS: Stock mill made
- FLOORS: Oak, wax finish
- PLUMBING FIXTURES: Cast iron or stamped steel porcelain enameled
- FLASHING: Galvanized iron
- INTERIOR WALLS: Sheetrock and textone
- PAINT: Three coats of lead and oil on outside. Paint and enamel on interior
- FIREPLACE: Brick or tile faced, with wood mantel

2012-C



Complete plans and specifications, \$15



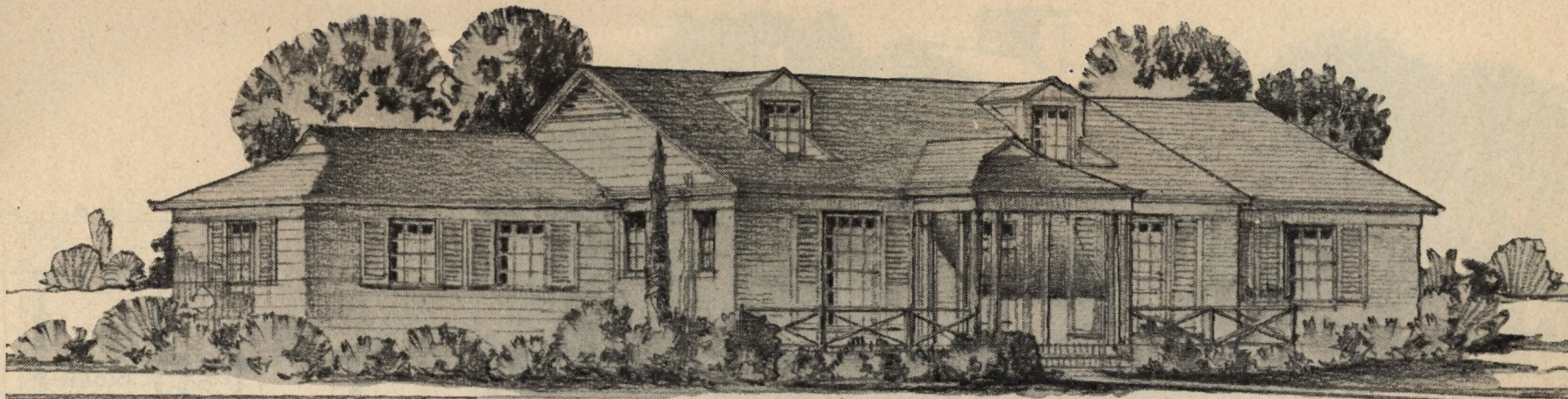
Tall Windows for Grace

GRACEFUL beauty in the dramatic treatment of the living room windows makes this house distinctive and individual, yet it is economically and conveniently arranged for everyday living and occasional entertaining. There has been provided a den with a fireplace directly behind the living room which may be used also as an extra bedroom when required. The bathroom has an adjoining dressing or powder room with a built-in vanity and linen cabinet.

All rooms are large and well planned for the placement of furniture. The breakfast room next to the kitchen is good for family meals and quick snacks and saves the housewife many steps in their preparation. It also serves the dual purpose of a butler's pantry when serving formal meals in the dining room.

SPECIFICATIONS

- FOUNDATION: To be reinforced concrete
- WALLS: Brick veneer on frame construction; face brick selected by owner
- PORCHES: Concrete slab floor, cement finish
- INSULATION: Over ceiling joists
- ROOF: Stained wood shingles
- FLOORS: Kitchen, linoleum; bathroom floor and wainscot, tile; balance of house, oak
- KITCHEN CABINETS, MANTELS, ETC: Mill made
- WINDOWS: Stock size wood, weatherstripped and toxic treated
- PLUMBING FIXTURES: Of cast iron or stamped steel, porcelain enameled
- INTERIOR FINISH: Sheetrock and textone
- LIGHT FIXTURES: Burnished brass and crystal
- PAINTING: Three coats on exterior, four coats on interior; all textone walls, two coats
- FIREPLACES: Brick faced, with brick hearth



2043-C

Complete plans and specifications, \$15

The Home Efficient

TODAY the requirements of comfort and convenience around the house are as definite and well planned as they are in business. Houses must be orderly in their arrangement, efficiently equipped and controlled. We present here such a house. The garage is attached to the house so as to combine everything under one roof, and to leave more space in the yard for the play area and the development of a garden.

The front of the house has a good size covered entranceway with a terrace on either side. The living room is well designed for it has plenty of wall space for furniture in addition to the built-in bookcases and mock fireplace and window on two sides. Then the large cased opening into the dining room provides good cross circulation of air.

The central hall connects the living, sleeping and working areas in such a manner that all are easily reached from any part of the house. Each of these rooms is large and well provided with closets and furniture space. Also in the kitchen there is an eating space for breakfast and other quick snacks.

SPECIFICATIONS

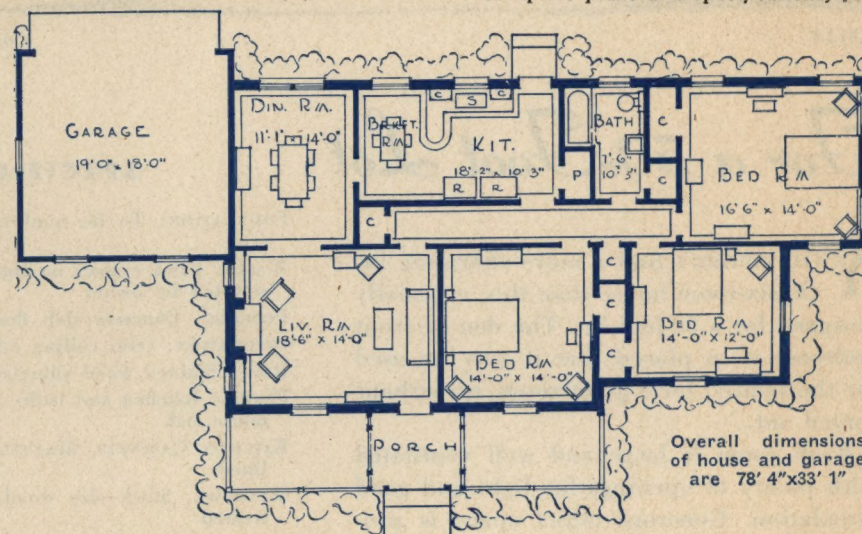
FOUNDATION: Of reinforced concrete, beam-and-pier type

CONSTRUCTION: House above ground to be wood framed, faced with brick, selected. Termite shields used in the foundation walls

FLOORS: Generally of oak, except bath and kitchen which are to be linoleum

INTERIOR FINISH: Walls and ceilings gypsum board, textoned

GARAGE: Frame construction with wide siding



PORCH: Cement floor

ROOF: Both house and garage to be wood shingled

PLUMBING FIXTURES: To be cast iron or stamped steel, porcelain enameled

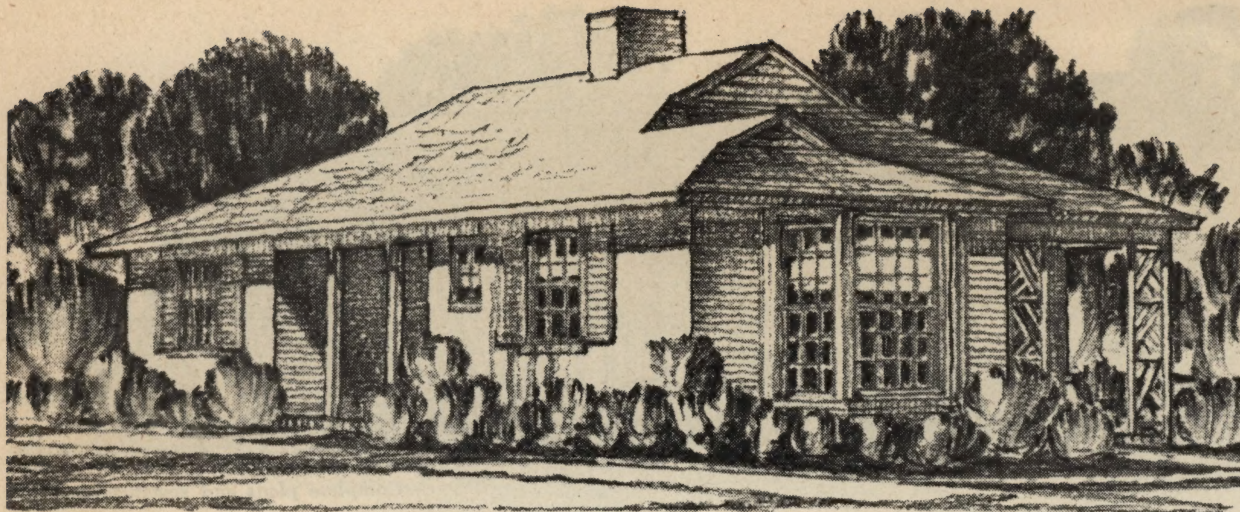
PAINTING: Three-coat work inside and out, except kitchen and bathroom, which

are to receive an additional coat of enamel

FIREPLACE: False fireplace with mill-made mantel

HEATING: Individual unit heaters in each room

Screens and weather strips are provided



2044-C

Complete plans and specifications, \$15

For a 50-Foot Lot

YOU couldn't find a more charming little six-room house than this, especially designed for a 50-foot lot. The den or front bedroom is so placed that it may be used for the family, for a guest room, or perhaps rented out.

Each room is large and well ventilated with plenty of openings for light and good circulation. Generous closet space is provided. The small side screened porch gives privacy and a direct entrance from the driveway. Also, the kitchen has a small space for a breakfast nook. Each bathroom is provided with a dressing room and built-in vanity.

SPECIFICATIONS

FOUNDATION: To be reinforced concrete, beam-and-pier type

WALLS: Brick veneer on frame construction; face brick selected by owner

PORCHES: Concrete slab floor, cement finish

INSULATION: Over ceiling joists

ROOF: Stained wood shingles

FLOORS: Kitchen and baths, inlaid linoleum; balance of house, oak

KITCHEN CABINETS, MANTEL, ETC.: Mill made, streamlined

WINDOWS: Stock size wood, weatherstripped and toxic treated

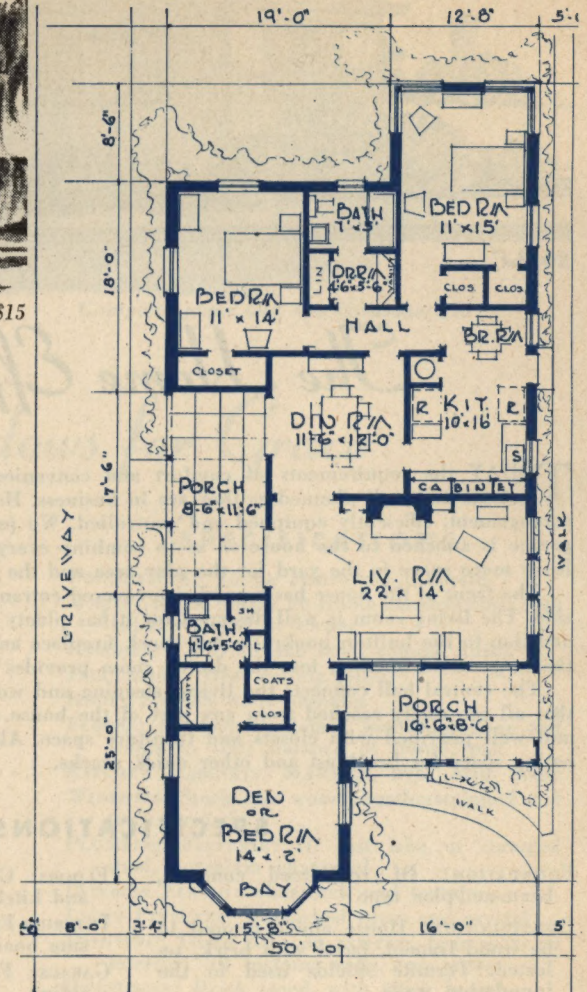
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and textone, except hall, which is knotty pine

LIGHT FIXTURES: Burnished brass and crystal

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats

FIREPLACE: Brick faced, with brick hearth



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